

FOR SALE



Barnards Place , South Croydon

4 Bedrooms, 2 Bathroom, Detached House

Offers In Excess Of £770,000



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4 Bedrooms, 2 Bathroom

Offers In Excess Of £770,000

- Fantastic Detached Home
- Four Bedrooms
- Four Reception Rooms
- Double Garage
- Two Bathrooms

Enjoying cul-de-sac setting in a lovely small road just off Pampisford Road, short stroll to Purley or Purley Oaks Stations, this detached style property provides spacious, flexible and elegant accommodation and simply must be seen.

The property affords 4 reception rooms, lovely kitchen, cloakroom, utility room on the ground floor whilst on the first floor there are four bedrooms, master with en-suite, family bathroom/w.c. Externally there is a driveway, car port and double garage, work shop and store room with additional covered area at the rear. Sunny easy to maintain garden.

The property benefits from no onward chain, gas central heating and air-conditioning on both floors.

Many amenities are within walking distance, Central London and Gatwick Airport can be reached within half an hour and there are well regarded private and state schools close at hand.

Call us now for an appointment to view!







Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		



Barnards Place, CR2

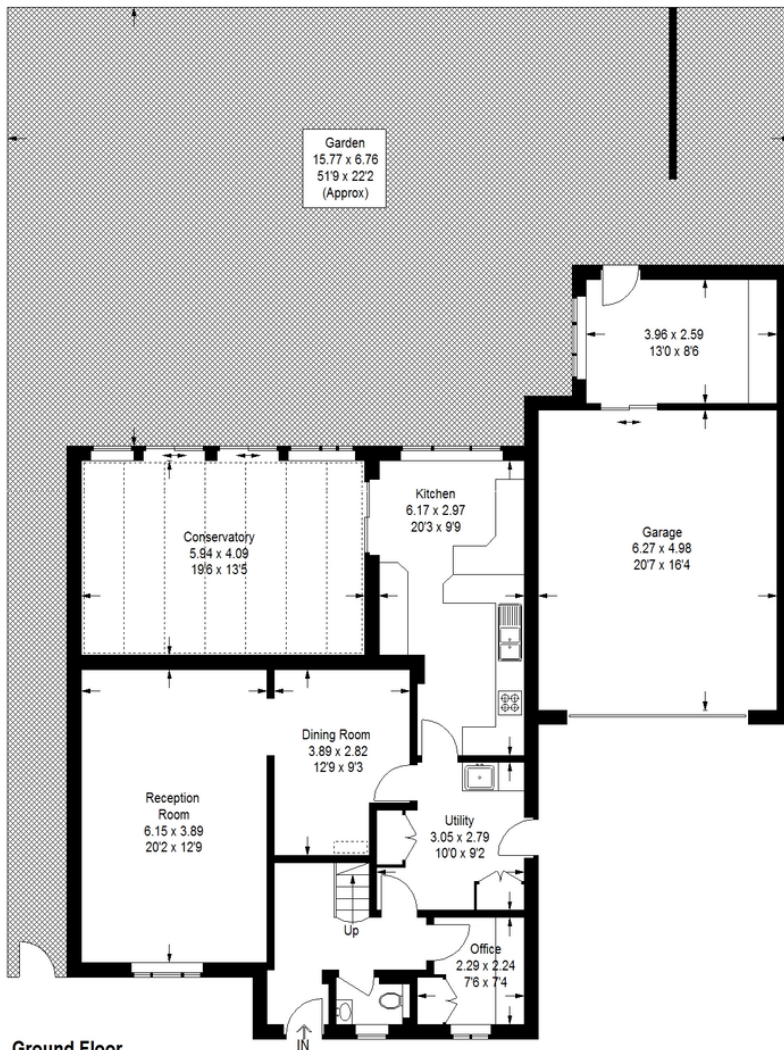
Approximate Gross Internal Area

Ground Floor = 106.0 sq m / 1141 sq ft

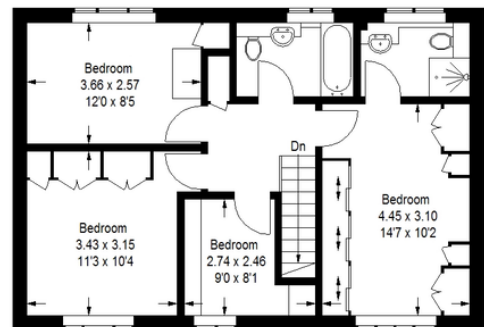
First Floor = 57.2 sq m / 616 sq ft

Garage = 43.1 sq m / 464 sq ft

Total = 206.3 sq m / 2221 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID:1015321)

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.