

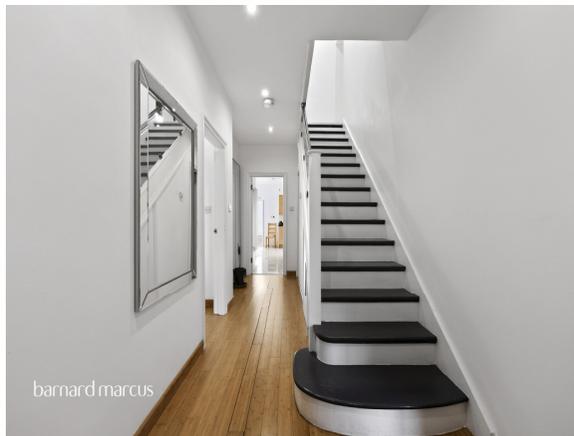


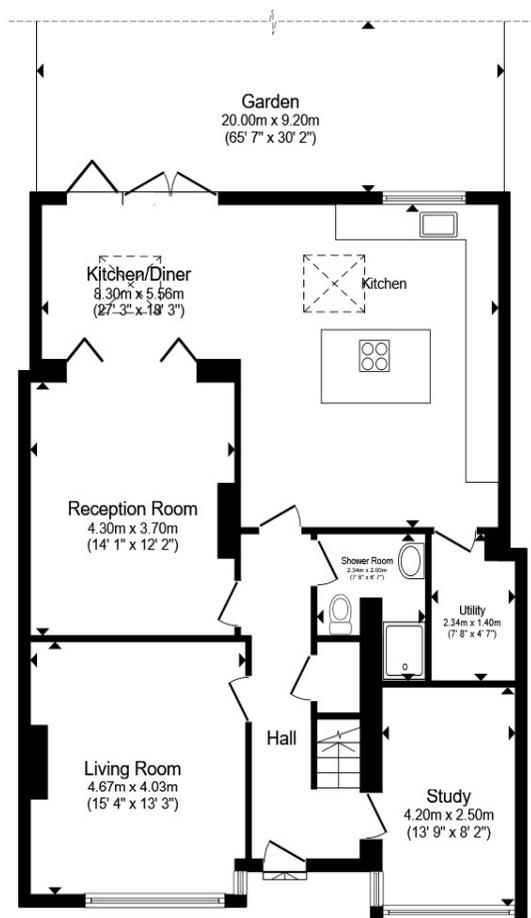
barnard marcus

Farley Road, South Croydon CR2 7ND

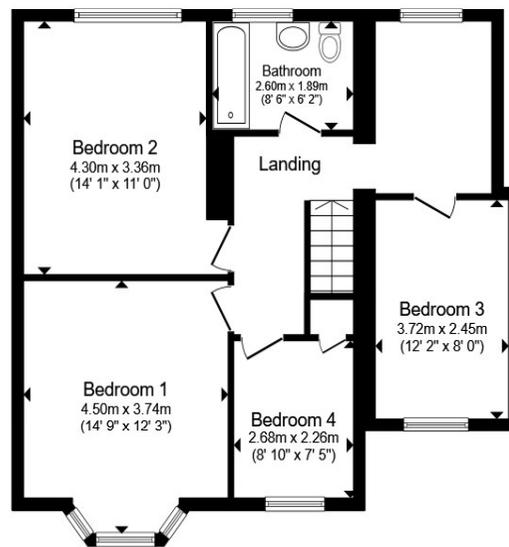
welcome to
Farley Road, South Croydon

A beautifully presented four/five-bedroom family home positioned along the ever-popular Farley Road in South Croydon, offering generous living space and excellent versatility throughout.





Ground Floor



First Floor



Total floor area 169.2 m² (1,821 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



The property features a spacious and modern open plan kitchen and dining room, creating the perfect hub for family life and entertaining, with ample room for dining and socialising. A separate lounge provides a comfortable retreat, ideal for relaxing evenings, while a ground floor shower room adds further practicality for busy households or visiting guests.

Upstairs, the property offers four well-proportioned bedrooms alongside a family bathroom, with the flexible layout allowing the potential for a fifth bedroom, home office or additional reception space, depending on your needs.

Farley Road is a highly sought-after residential location, well positioned for South Croydon and East Croydon stations, excellent local schools, shops, and the open green spaces of Croham Hurst and Lloyd Park, making it an ideal choice for families and commuters alike.

A fantastic opportunity to acquire a spacious and versatile home in a prime South Croydon location.

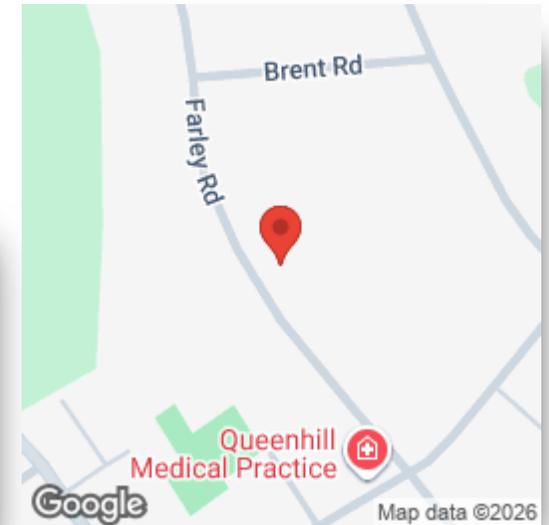
welcome to

Farley Road, South Croydon

- 4/5 Bedroom
- Ground Floor Shower Room
- Driveway
- Close to Excellent Schools
- Close to Stations

Tenure: Freehold EPC Rating: C
Council Tax Band: E

Price
£775,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SCS110044



Property Ref:
SCS110044 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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