Asking Price: Offers In Excess Of £465,000

Bynes Road | South Croydon | | CR2 0PR

Pollard Machin

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A substantial terraced house of approximately 1,309 sq ft, currently arranged as two beautifully modernised living spaces — a two-bedroom upper flat and a one-bedroom ground floor flat, each with its own private garden. The property remains under a single freehold title and offers a rare opportunity: continue as two flats, with planning permission already in place for this use, occupy one half while renting the other subject to consents, or potentially reinstate the property as one substantial four-bedroom family home.

This flexibility suits a family wanting a spacious four-bedroom home with potential to reinstate the property as one house, an owner-occupier seeking rental income from the second flat, a multi-generational family wanting connected yet independent space, or an investor drawn to a freehold with planning permission already secured.

The ground floor flat comprises a reception room, modern kitchen, double bedroom, bathroom and access to a private garden patio. Upstairs, the first floor flat offers a generous reception/dining room, contemporary fitted kitchen, a double bedroom, an impressive principal bedroom with en-suite bathroom, a separate WC and access to a generous garden via an external steel staircase.

At 1,309 sq ft in total, this is a very substantial plot, representing strong value on a per square foot basis against smaller conventional houses nearby.

Purley Oaks Primary School is on Bynes Road itself, with Sanderstead station 0.3 miles away and Purley Oaks and South Croydon stations also within easy reach. Local shops, cafés and restaurants can be found around Sanderstead Road and Station Parade, with the wider amenities of South Croydon and Purley close by.

Please note the property is sold as one freehold title, currently two self-contained living areas with planning permission in place for continued use as two flats. Purchasers should make their own enquiries regarding Building Regulations and any consents required.

Bynes Rd, South Croydon CR2
Approx. Gross Internal Area 1309sq ft / 121.6sq meters

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data shown.
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Key Features:

- Currently arranged as two garden flats
- Versatile layout, could be returned to a four bedroom house
- Modernised to a high standard
- 1309 sq ft
- Ideal for multi-generational living
- Excellent lettings potential subject to permissions
- Offered chain-free

The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.

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Viewings strictly by appointment only

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