



barnard marcus

**Croydon Road, Beddington CR0 4PA**



**welcome to**

## **Croydon Road, Beddington**

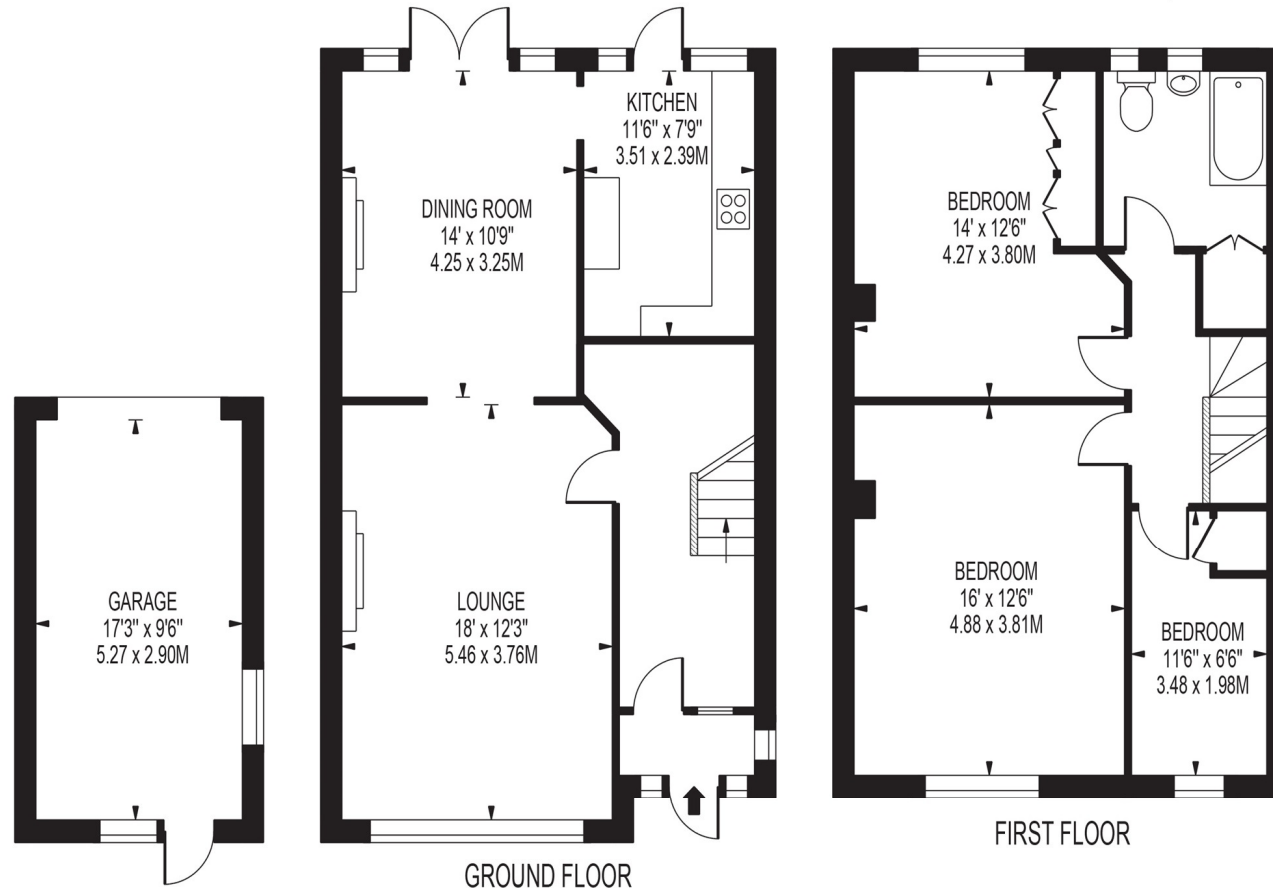
An excellent example of a three bedroom mid-terraced family home which is situated within a short stroll of Waddon station. This home is presented in immaculate order throughout, ready for the lucky new owners to move straight into and enjoy. Downstairs features a large through lounge, perfect for entertaining friends and family, which in turn leads to a contemporary fitted kitchen. The garden is a fantastic size, mostly laid to lawn with the addition of a generous garage which can be accessed from the rear of the property. Upstairs hosts three bright bedrooms and a modern family bathroom suite, with further potential to extend into the loft, subject to the usual planning consents. A number of reputable schools can be found within close proximity, as well as a selection of amenities along Purley Way. Early internal viewing is highly recommended to fully appreciate the accommodation on offer.



# CROYDON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1186 SQ FT - 110.16 SQ M  
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 164 SQ FT - 15.28 SQ M



GROUND FLOOR  
FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

welcome to

## Croydon Road, Beddington

- CLOSE TO WADDON STATION
- REPUTABLE LOCAL SCHOOLS WITHIN EASY REACH (WILSONS, WALLINGTON HIGH & WALLINGTON GRAMMAR)
- GENEROUS THROUGH LOUNGE
- MODERN KITCHEN & BATHROOM
- GARAGE

Tenure: Freehold EPC Rating: C

# £550,000



**view this property online** [barnardmarcus.co.uk/Property/WLG105888](https://www.barnardmarcus.co.uk/Property/WLG105888)



Property Ref:  
WLG105888 - 0003

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Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Please note the marker reflects the  
postcode not the actual property



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