



The Ridgeway, Croydon CR0 4AF

welcome to

The Ridgeway, Croydon

Nestled in the ever-popular and leafy surroundings of The Ridgeway, this well-proportioned three-bedroom semi-detached property offers an exciting opportunity for buyers seeking space, potential, and a prime location.

Set back on a quiet residential road, the home boasts a generous rear garden-ideal for family life, gardening enthusiasts, or future development (STPP). To the front, a private garage provides secure parking or additional storage.

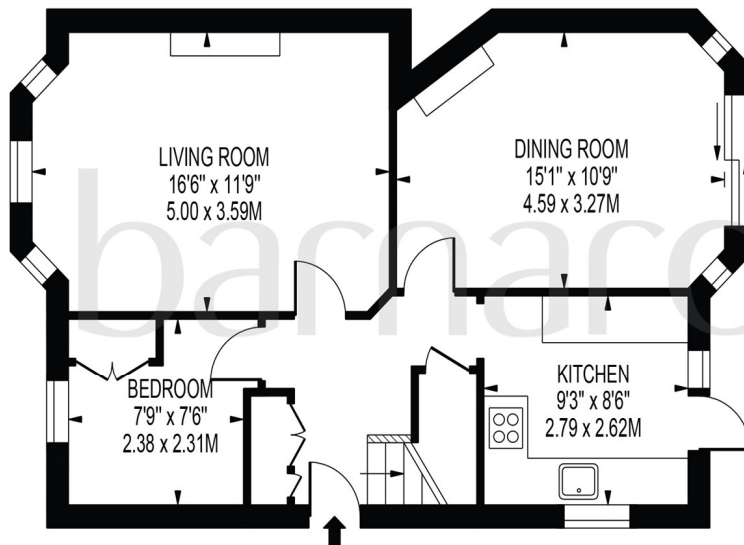
Internally, the property is in good overall condition and has been well maintained, but it would benefit from some modernisation throughout-making it a perfect canvas for those looking to put their own stamp on a home. With ample potential and a flexible layout, this home ticks all the boxes for growing families, first-time buyers, or savvy investors.

Enjoy the convenience of nearby green spaces, with a picturesque pond and local park just a short stroll away-perfect for weekend walks or outdoor relaxation. Local amenities, schools, and excellent transport links into Central London are also close at hand, making this a truly well-connected location.



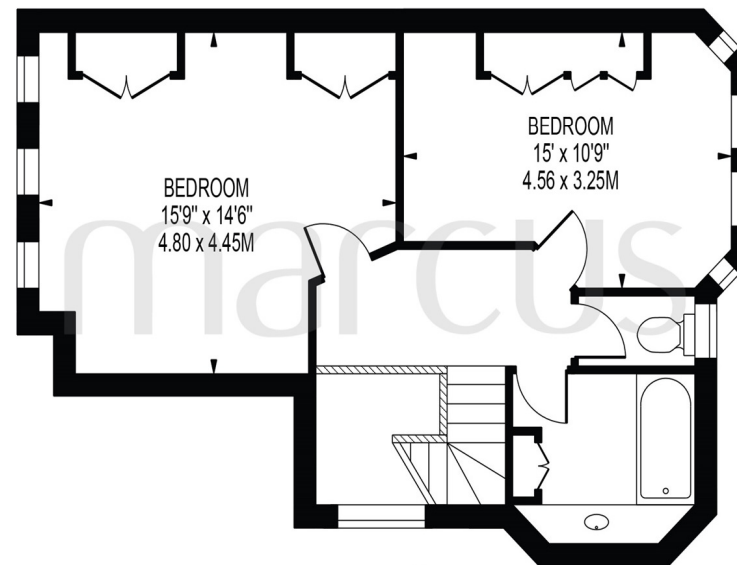
THE RIDGEWAY

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1120 SQ FT - 104.04 SQ M



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY



FIRST FLOOR

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.
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The Ridgeway, Croydon

- THREE BEDROOM SEMI DETACHED FAMILY HOME
- ON STREET PARKING & GARAGE
- BRIGHT AND AIRY FRONT RECEPTION
- EXCELLENT LOCATION
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: D
Council Tax Band: D

offers in excess of

£485,000



view this property online barnardmarcus.co.uk/Property/WLG106173



Property Ref:
WLG106173 - 0006

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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Please note the marker reflects the
postcode not the actual property