



**Havelock Road, Croydon, CR0 6QP**



## **Welcome to Havelock Road, Croydon**

Very rarely available. Positioned in the highly desirable Havelock Road and a characterful 5 bedroom semi-detached family home.

If space, location, and character is what you're looking for along with putting your own stamp to make it your dream home look no further this house is for you.

Ground floor offers 2 reception rooms, cloakroom, kitchen and utility room, The first floor has 3 double bedrooms whilst the second floor provides a 4th and 5th bedroom.

Further benefits include many original features, garage, off street parking.

Situated conveniently to East Croydon train station offering direct links to both London Bridge and Victoria, Sandilands tram stop, local amenities, parks and falls within catchment area to the area's most desirable schools both state and private.

Internal viewing is the only way to fully appreciate this unique family home.



## HAVELOCK ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 2188 SQ FT - 203.31 SQ M  
(INCLUDING EAVES STORAGE & EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL AREA OF EAVES STORAGE: 136 SQ FT - 12.60 SQ M

APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 133 SQ FT - 12.37 SQ M



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.



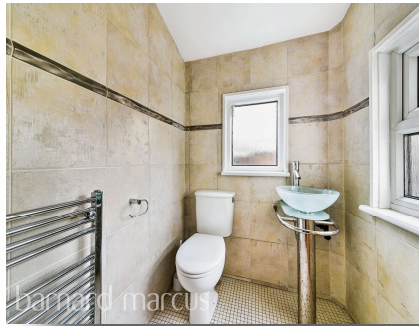
## Welcome to Havelock Road, Croydon

- Semi-detached
- 5 bedrooms
- Family bathroom and cloakroom
- Garage and off street parking
- Split over 3 floors
- No chain
- Desirable location

Tenure: Freehold EPC Rating: D

offers in excess of

**£700,000**



**view this property online** [barnardmarcus.co.uk/Property/CRY111169](https://barnardmarcus.co.uk/Property/CRY111169)

Please note the marker reflects the  
postcode not the actual property



Property Ref:  
CRY111169 - 0010

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.

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.



barnard marcus



**020 8680 9226**



[croydon@barnardmarcus.co.uk](mailto:croydon@barnardmarcus.co.uk)



50 Lower Addiscombe Road, CROYDON,  
Surrey, CR0 6AA



[barnardmarcus.co.uk](https://barnardmarcus.co.uk)