



**Limes Road, Croydon CR0 2HF**



**welcome to**  
**Limes Road, Croydon**

Briefly comprising 2 reception rooms, breakfast room, downstairs cloakroom, whilst upstairs offers three double bedrooms and a family bathroom. Further benefits includes a low maintenance enclosed rear garden.

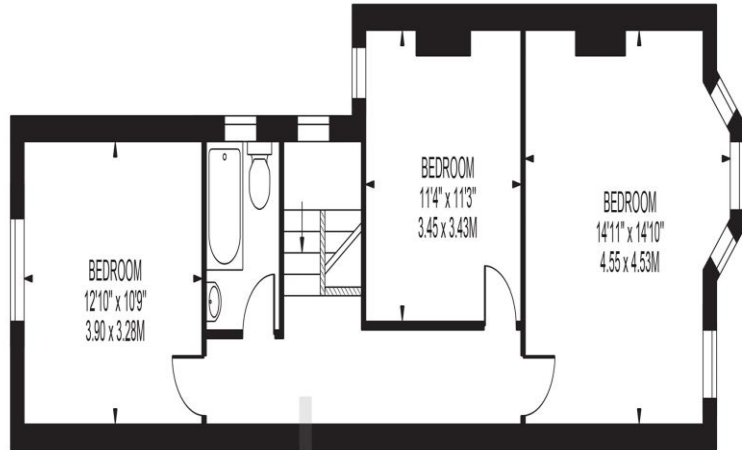
This larger than average three double bedroom family home is offered for sale with no chain! Conveniently positioned for East and West Croydon Station, local bus routes, good schools to include The Brit School, and local shops. Briefly comprising 2 reception rooms, breakfast room, downstairs cloakroom, whilst upstairs offers three double bedrooms and a family bathroom.

Further benefits includes a low maintenance enclosed rear garden. An ideal purchase for the DIY enthusiast and for those that are looking to put their own stamp on their home.

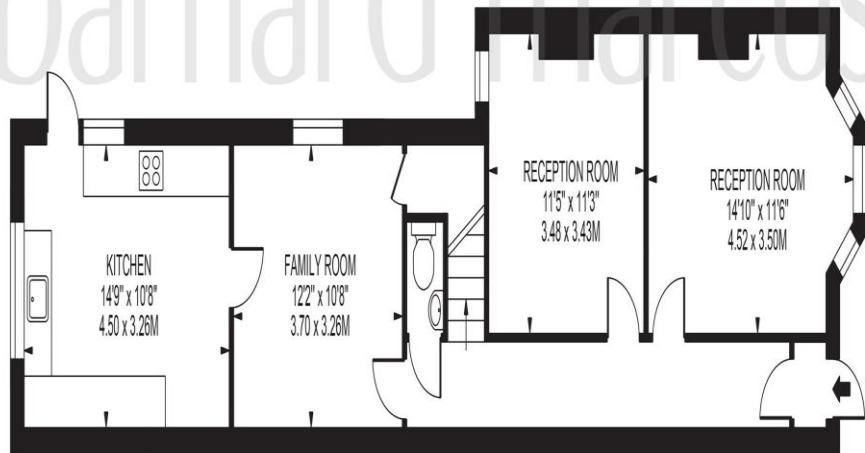


# LIMES ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1382 SQ FT - 128.41 SQ M



FIRST FLOOR



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

## Limes Road, Croydon

- 3 double bedrooms
- Downstairs cloakroom and upstairs bathroom
- In need of updating
- Cul-de-sac location
- Many original features
- No onward chain
- Convenient to public transport and local amenities

Tenure: Freehold EPC Rating: C

fixed price

**£400,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/CRY109883](https://barnardmarcus.co.uk/Property/CRY109883)



Property Ref:  
CRY109883 - 0004

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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