

property details **approval form**

15 Edward Road, Croydon, Surrey, CR0 6DZ

Date: 22 May 2024

Property Ref and Version: CRY112190 - 0010

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

£400,000

Tenure: Freehold

>> **key features**

- > 2 Double Bedrooms
- > Charming Friendly Home
- > Private Rear Garden
- > Potential to Extend (STPP)
- > Local to amenities and transport links
- > EPC Rating: C

>> **short description**

A meticulously cared for two double bedroom family home located on a popular residential road within easy reach of East Croydon Station. Benefits include a beautiful private garden and potential to extend (STPP).

Hotpoint white goods are included in the price.

>> **long description**

Very few properties offer as much as Edward Road.

Located on a quiet residential road within easy reach of East Croydon, this well-maintained family home boasts ample living accommodation across two floors and warrants immediate inspection.

The downstairs provides flexible accommodation including a spacious reception, dining room with storage, fitted kitchen and utility space to the rear. In our opinion, what makes the downstairs unique is the multiple living areas available - ideal for those who love to entertain or require space to work from home.

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Upstairs consists of 2 double bedrooms with the dual aspect master benefiting from built in wardrobes, and a stylish family bathroom with large walk-in shower.

Outside, the rear garden boasts ample decking space with a tidy lawn area, extending to approx. 60 ft in length and surrounded by mature shrubs and plants. To the back off the garden, is a handy tool-shed which can be converted into a home office.

>> directions

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>> **room description**

Location

Edward Road is conveniently located to East Croydon, ideal for those who require transports links and a plethora of local amenities. East Croydon Railway Station provides direct transport links to the heart of London within 17 minutes approx., along with many other rail connections including the Gatwick Express.

For those searching for Education, the local area is surrounding by well-regarded state primary and secondary schools.

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>> property images



Your Barnard Marcus office: 50 Lower Addiscombe Road, CROYDON, Surrey, CR0 6AA
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>> **property images**



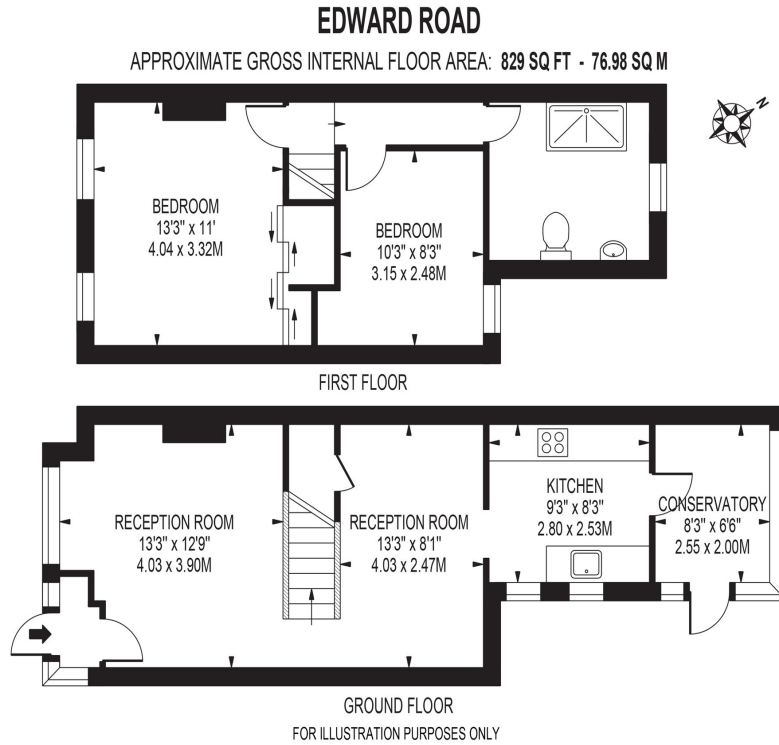
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>> floor plan



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>> approval

Signature

Date

| | | |
|---|--------|------------|
| Tony John | T.John | 22/05/2024 |
| Mr R.&.R. Davies & Simpson | | |

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