

property details **approval form**

18 Bracewood Gardens, Croydon, Surrey, CR0 5JL

Date: 14 May 2024

Property Ref and Version: CRY112201 - 0002

selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **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**

offers over £525,000

Tenure: Freehold

>> **key features**

- > Three Bedroom House
- > Park Hill Estate
- > Double Glazing
- > Gas Central Heating
- > Garden
- > Walking Distance To East Croydon
- > No onward Chain
- > EPC Rating: D

>> **short description**

Barnard Marcus are proud to present this 3 bedroom mid terrace house located in the desirable Park Hill Estate

>> **long description**

Barnard Marcus are proud to present this three bedroom terrace house to the market. This property comprises of; large lounge, Mordern Kitchen, seperate utility room, down stairs W/C and rear garden. To the first floor you will find 3 generous size bedrooms with built is wardobes with newly fitted carpets and a family bathroom. This property also benefits from Double Glazing, Gas Central Heating, Communal Landscaped Garden, in a short proximety to various schools to include; ParkHill Infant/Primary School, Archbishop Tenison's Church of England high school, Coombe woods school & Trinity school not to mention that it is within walking distance to East Croydon and no onward chain.

>> **directions**

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>> property images



Your Barnard Marcus office: 50 Lower Addiscombe Road, CROYDON, Surrey, CR0 6AA
T 020 8680 9226 E croydon@barnardmarcus.co.uk

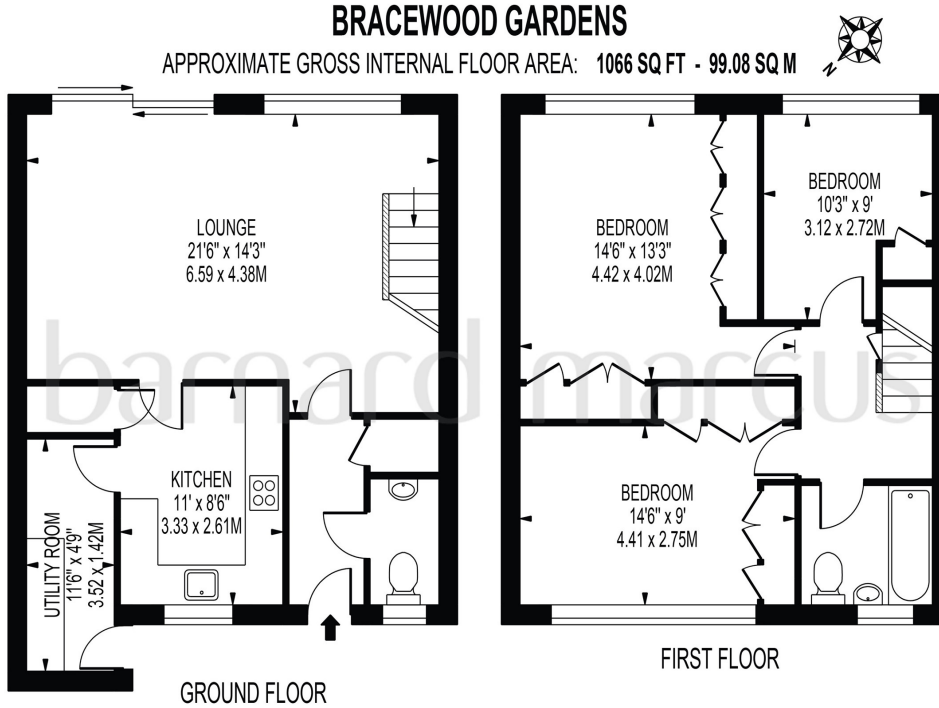
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>> floor plan



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>> approval

	Signature	Date
Reece Smith	R.Smith	14/05/2024
Mr & Mrs M.&P. Rathore		

Your Barnard Marcus office: 50 Lower Addiscombe Road, CROYDON, Surrey, CR0 6AA

T 020 8680 9226 E croydon@barnardmarcus.co.uk