



Crusader Gardens, CROYDON CR0 5UJ

Welcome to

Crusader Gardens, CROYDON

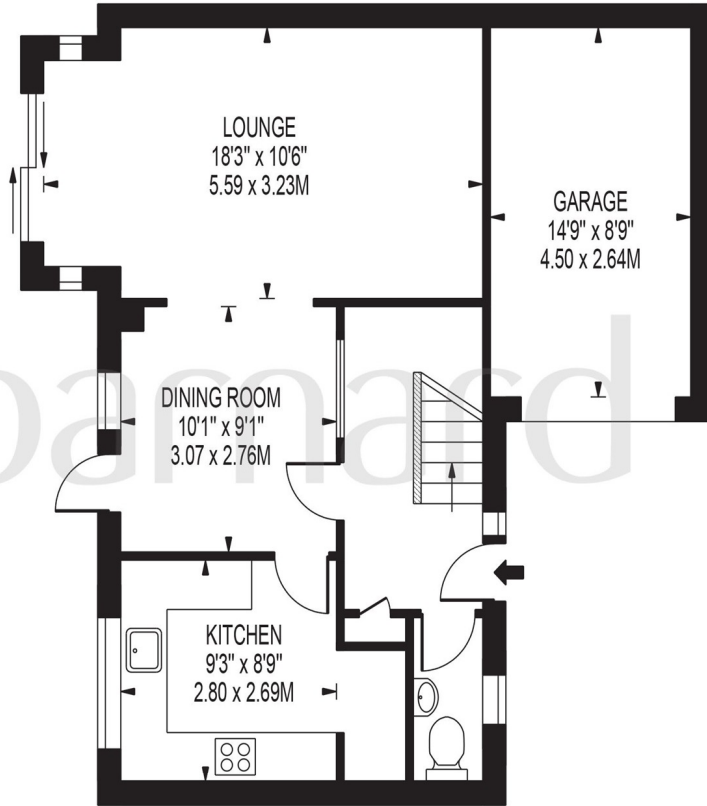
Barnard Marcus are proud to present this stunning three bedroom link detached house to the market. Located in the ever popular Park Hill Estate this property is going to be of demand!



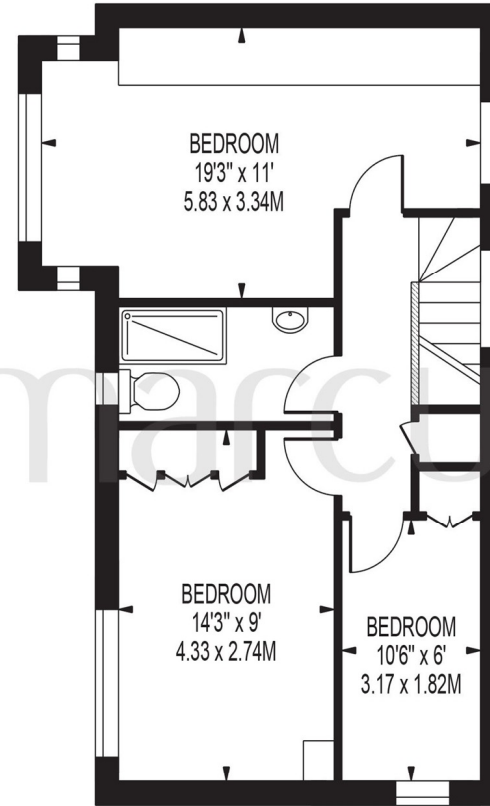
CRUSADER GARDENS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 985 SQ FT - 91.48 SQ M
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 128 SQ FT - 11.88 SQ M



GROUND FLOOR



FIRST 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.

Barnard Marcus are proud to present this stunning three bedroom link detached house to the market. This property comprises of; Open plan living room & Dining room over looking the well maintained garden, modern kitchen, storage cupboard, downstairs W/C. To the first floor you will find Two Double bedrooms and a larger than average single bedroom all boasting bespoke fitted wardobes and a fantastic new shower room! This property also benefits from Double Glazing, Gas Central Heating, Garage, Local schools and walking distance to East Croydon Station.

Welcome to

Crusader Gardens, CROYDON

- Three Bedroom Link Detached House
- Stunning New Bathroom
- Garage
- Off Street Parking
- Gas Central Heating
- Walking Distance To East Croydon Station
- Close to Various Schools

Tenure: Freehold EPC Rating: E

offers in excess of

£575,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CRY112208



Property Ref:
CRY112208 - 0008

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.



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