



barnard marcus

**Wickham Road, CROYDON CR0 8TA**

  
barnard  
marcus

**welcome to**  
**Wickham Road, CROYDON**

A well-presented and unique four-bedroom semi-detached family, located in the desirable Shirley area, conveniently located to public transport and local amenities, and falls within catchment to the area's most desirable schools both state and private.

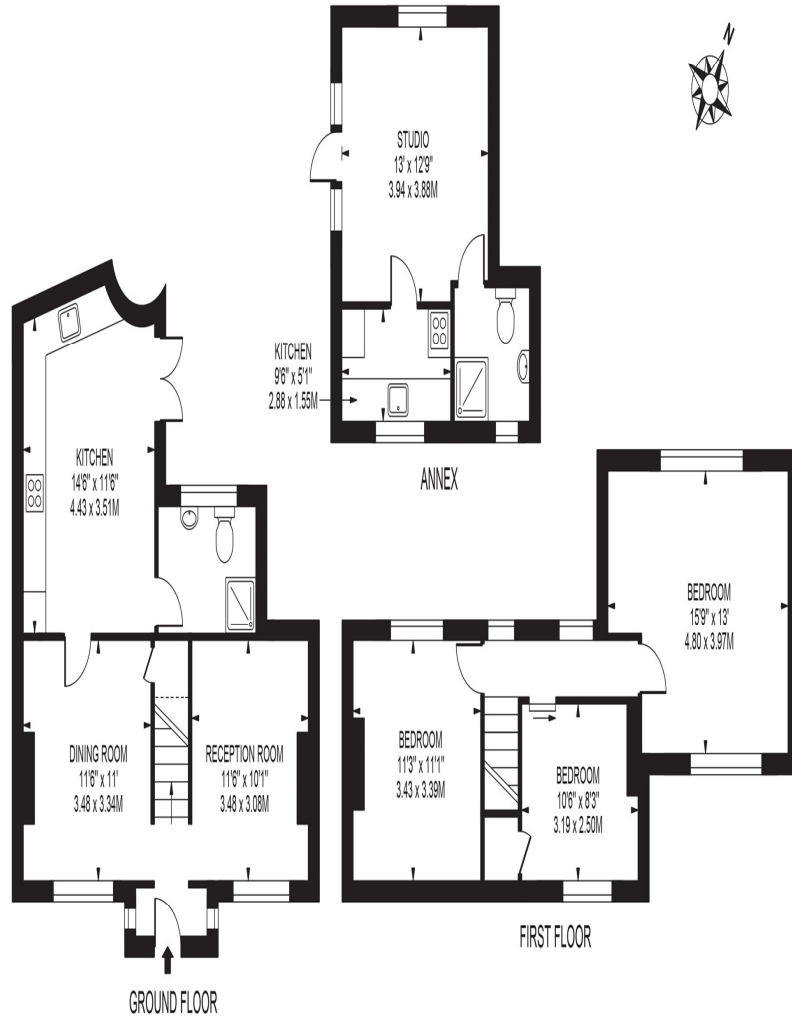
Property benefits from 2 well sized reception room, beautiful kitchen/diner, leading to a stunning rear garden which has been landscaped by the current vendors, modern fitted shower rooms, wish list first floor provides 3 generously sized bedrooms, further benefits from a annex studio apartment which has its own entrance, kitchen and shower room. A well-presented and unique four-bedroom semi-detached family, located in the desirable Shirley area, conveniently located to public transport and local amenities, and falls within catchment to the area's most desirable schools both state and private.



# WICKHAM ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 998 SQ.FT - 92.70 SQ.M  
(EXCLUDING ANNEX)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF ANNEX: 258 SQ.FT - 23.93 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

## Wickham Road, CROYDON

- Four bedrooms
- Semi-detached
- Good decorative order
- Studio Annex
- Conveniently located to East Croydon Train Station

Tenure: Freehold EPC Rating: D

# £550,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/CRY112050](https://barnardmarcus.co.uk/Property/CRY112050)



Property Ref:  
CRY112050 - 0012

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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