



barnard marcus

PORTFOLIO
from



barnard marcus

Deans Close, CR0

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This modern and spacious four-bedroom linked house is an ideal family home located in the sought-after Park Hill area.

The delightful property is freehold and features three double bedrooms a further fourth bedroom, kitchen, spacious lounge/diner, two bathrooms, a beautiful conservatory, and a bright, airy ambiance throughout. Further benefits go onto include a downstairs w/c, garage, private drive for added convenience and an impressive rear garden perfect for those summer evenings.



Transport:

The home is excellently situated close to East Croydon Station providing easy access into London Bridge, London Victoria and City of London Thameslink Stations, all with journey times less than 20-minutes. East Croydon also offers express services to Gatwick Airport.

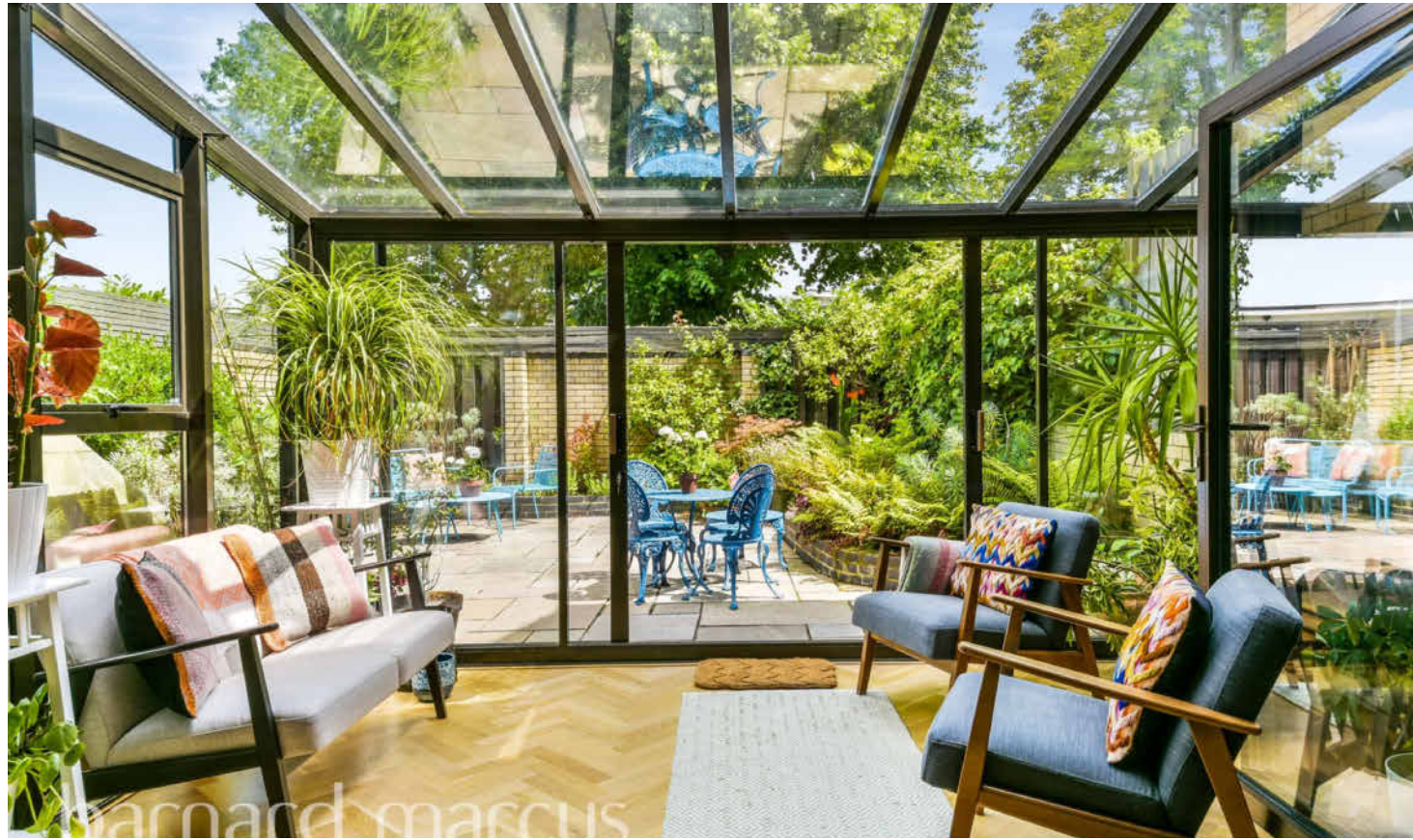
Amenities:

Surrounding the area are various outdoor spaces such as Lloyd Park, ideal for leisurely walks, as well as the Shirley Park golf club for recreational activities.

Schools:

Families will also appreciate the proximity to well-regarded schools including Park Hill Junior School, Trinity and Coloma.

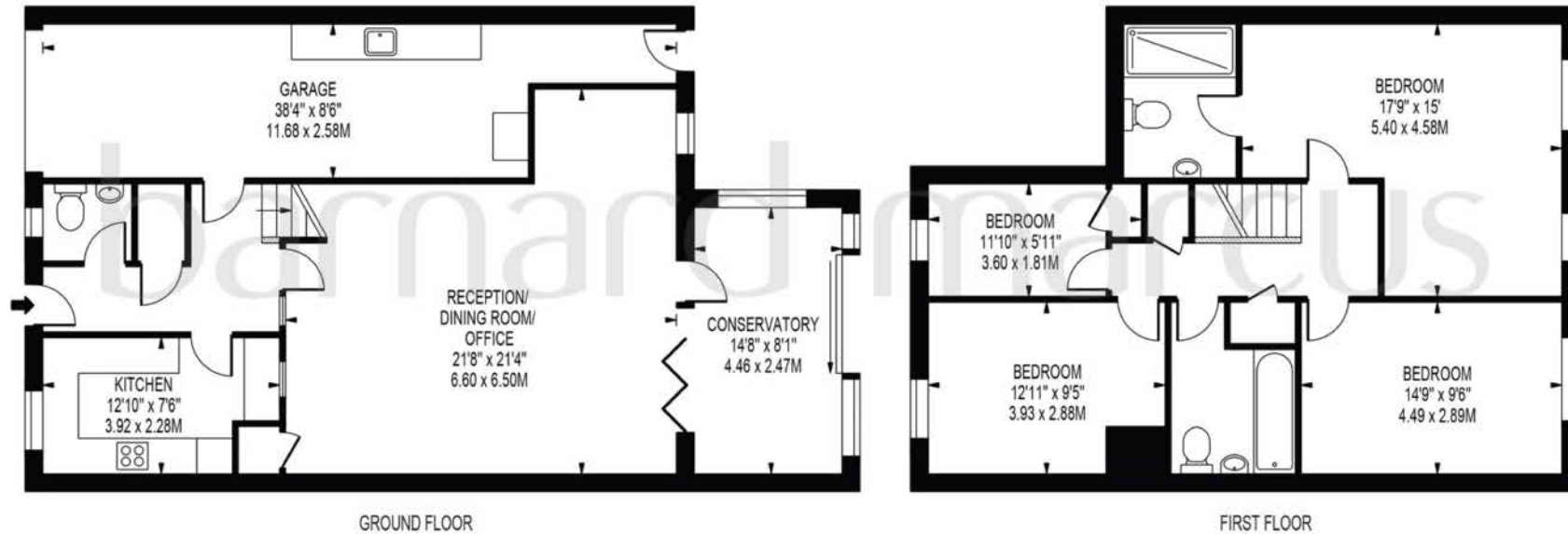




DEANS CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1521 SQ FT - 141.28 SQ M
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 256 SQ FT - 23.82 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.
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welcome to Deans Close, CR0

Offers in excess of

£700,000

- Fantastic 4 bedroom linked house
- Lovely rear garden
- Garage and a private drive
- Conservatory

Tenure: Freehold

EPC Rating: D



To find out more information or to arrange a viewing call

020 8680 9226

or email Croydon@barnardmarcus.co.uk

50 Lower Addiscombe Road, Croydon, Surrey CR0 6AA

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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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