



Camborne Road, Croydon, CR0 6LR

welcome to
Camborne Road, CROYDON

A unique three-bedroom detached family home, conveniently located to public transport and Addiscombe high street with an array of cafe's, and retail shops.

This beautifully present house briefly comprises modern fitted kitchen, well sized living room with patio doors to a low maintenance rear garden, whilst leading to the first floor which 3 well sized light and airy bedrooms.

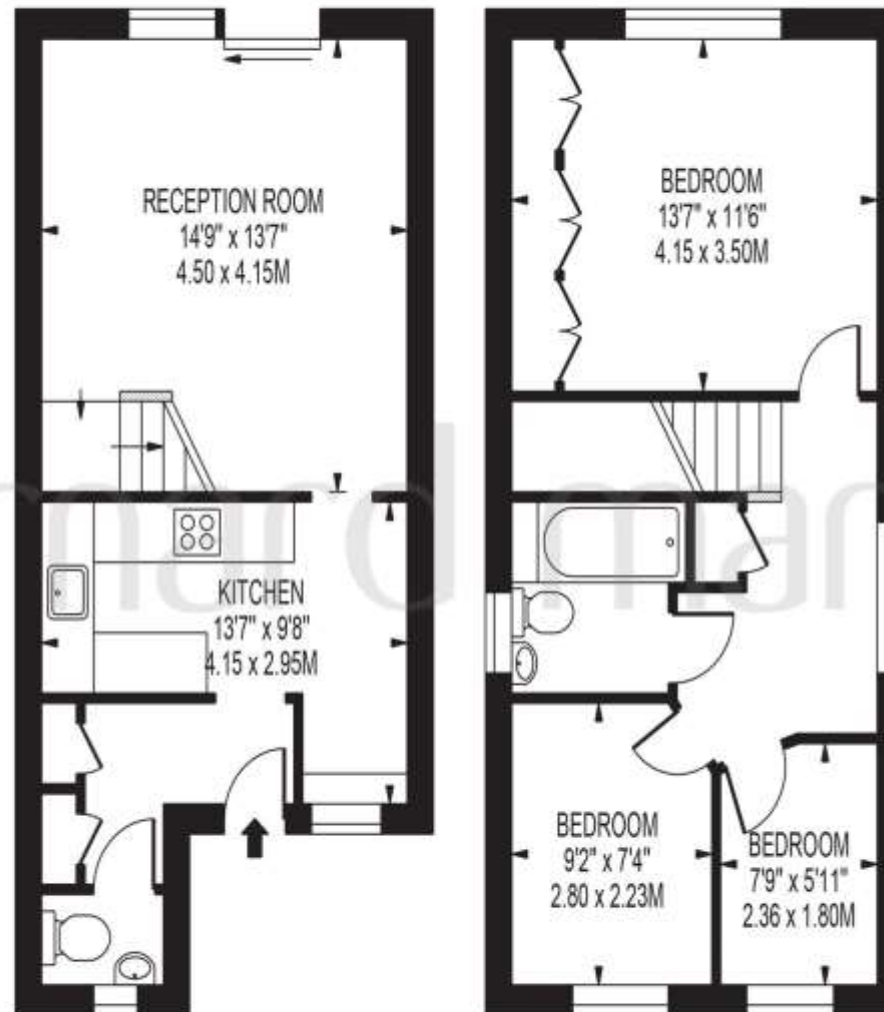
Offered to the market in excellent decorative order, this would make a perfect purchase for a family, and falls within catchment to areas most desirable schools both state and private.

Internal viewing high recommended to fully appreciate this beautiful and spacious home.



CAMBORNE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 796 SQ FT - 73.92 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

Camborne Road, CROYDON

- Detached
- Three bedrooms
- Off street parking
- Sought after location
- Walking distance to Blackhorse tram and local shops
- Modern fitted kitchen and bathroom

Tenure: Freehold EPC Rating: E

offers in excess of

£450,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CRY111781



Property Ref:
CRY111781 - 0022

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.



barnard marcus



020 8680 9226



croydon@barnardmarcus.co.uk



50 Lower Addiscombe Road, CROYDON,
Surrey, CR0 6AA



barnardmarcus.co.uk