



**Wickham Road, Croydon CR0 8TB**



**Welcome to**

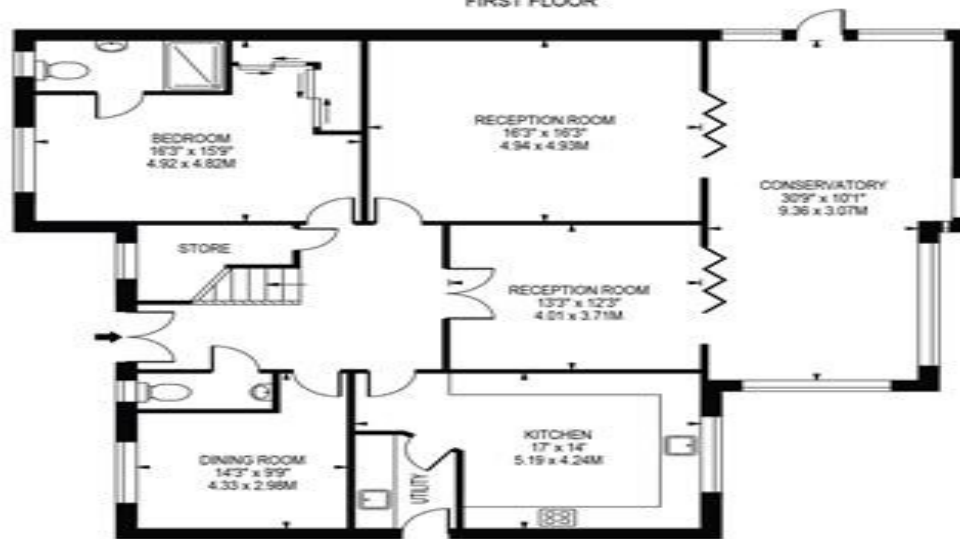
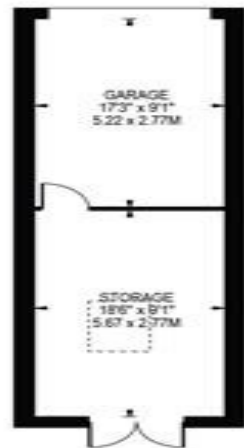
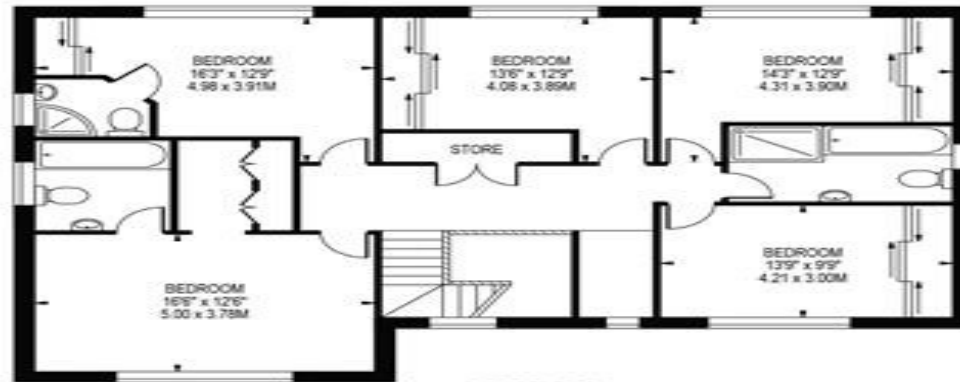
**Wickham Road, Croydon**

Immediate inspection is highly recommended. Tucked away In a quiet cul-de-sac of only 2 houses, this exceptional family home offers 3,213 sq ft of bright and spacious living accommodation over 2 floors and further benefits from a gated entrance, south-west facing garden and garage.



## WICKHAM ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 2887 SQ FT - 268.22 SQ M  
(EXCLUDING GARAGE & STORAGE)  
APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 157 SQ FT - 14.56 SQ M  
APPROXIMATE GROSS INTERNAL FLOOR AREA OF STORAGE: 169 SQ FT - 15.71 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.

Accessed via an electric gate, the large frontage of the property offers an abundance of space for parking - allowing up to several cars and exposed to a peaceful setting. A noteworthy feature to mention is that this family home also benefits from a sizeable south-west facing rear garden, complimented by a tidy lawned garden surrounded by mature shrubs and Bushes.

## Welcome to Wickham Road, Croydon

- 6 Bedrooms
- Detached Family Home
- South West Facing Garden
- Gated Entrance
- Off Street Parking

Tenure: Freehold EPC Rating: C  
Council Tax Band: G

offers in excess of  
**£1,400,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/CRY112382](https://barnardmarcus.co.uk/Property/CRY112382)



Property Ref:  
CRY112382 - 0006

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