



Leslie Grove, Croydon CR0 6TJ

welcome to

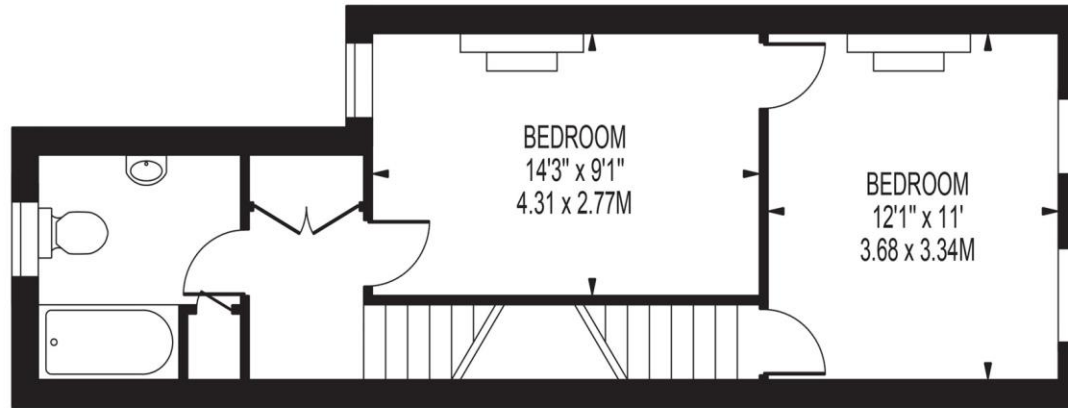
Leslie Grove, Croydon

Barnard Marcus are happy to present this unique 2 bedroom terraced house, walking distance to east Croydon station and the ever popular Box Park. This is not one to miss! This charming two-bedroom mid-terraced house, just a short walk from East Croydon Station, is perfect for first-time buyers seeking both convenience and character. Nestled in a vibrant neighbourhood with easy access to local shops, cafés, and restaurants, this home offers a vibrant urban lifestyle with excellent transport links to central London. The house boasts a quirky design that highlights its period charm. The bright, airy living spaces include a cozy lounge, a functional kitchen, and two well-sized bedrooms. A private garden at the rear provides a peaceful retreat, ideal for entertaining or relaxing. This property combines unique style, location, and value, making it an ideal choice for those looking to step onto the property ladder.

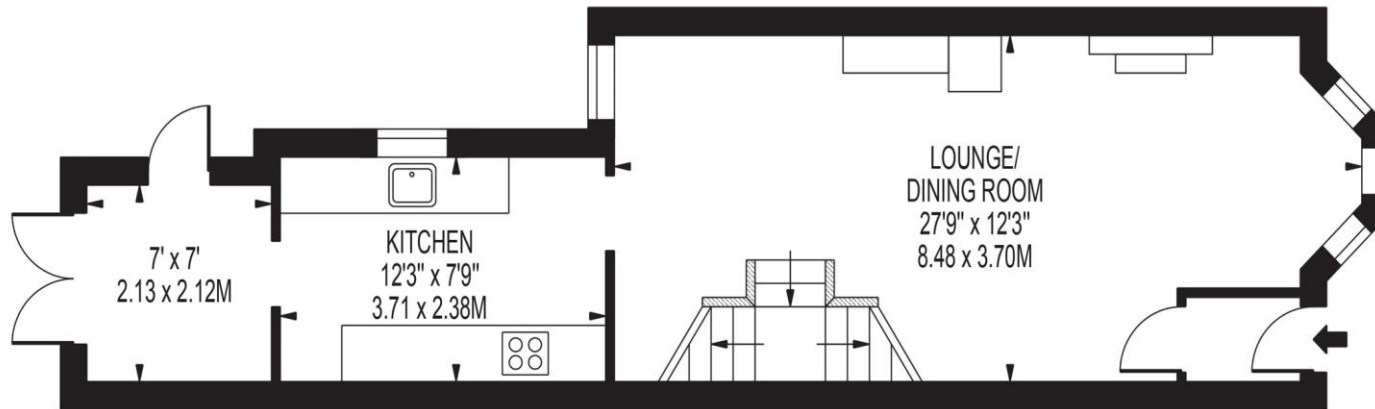


LESLIE GROVE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 878 SQ FT - 81.56 SQ M



FIRST FLOOR



GROUND 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.

welcome to

Leslie Grove, Croydon

- 2 double bedrooms
- Mid-terraced house
- Open plan living
- Close to transport
- Chain Free

Tenure: Freehold EPC Rating: D

offers in excess of

£390,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CRY112401



Property Ref:
CRY112401 - 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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