



Guildford Road, Croydon CR0 2HJ

welcome to Guildford Road, Croydon

This beautifully presented two-double-bedroom end-of-terrace property offers generous living spaces, contemporary finishes, and a prime location near Selhurst and East Croydon stations, ideal for commuters and families alike.

The ground floor boasts a large and inviting reception room, enhanced by elegant bay windows that flood the space with natural light. To the rear, you'll find a extended and fully renovated kitchen-diner, complete with high-spec fittings, integrated appliances, and sleek bi-folding doors that open seamlessly onto a beautifully landscaped garden - perfect for entertaining or relaxing outdoors.

Upstairs, the property features two spacious double bedrooms, with built-in storage, providing ample space for restful living and practical organization. The modern family bathroom is thoughtfully designed to meet all your needs.

Conveniently located within easy reach of Selhurst and East Croydon stations, this home benefits from excellent transport links to Central London and surrounding areas. With its blend of classic charm and modern sophistication, this property is a must-see for those seeking a stylish and spacious home in a desirable location.

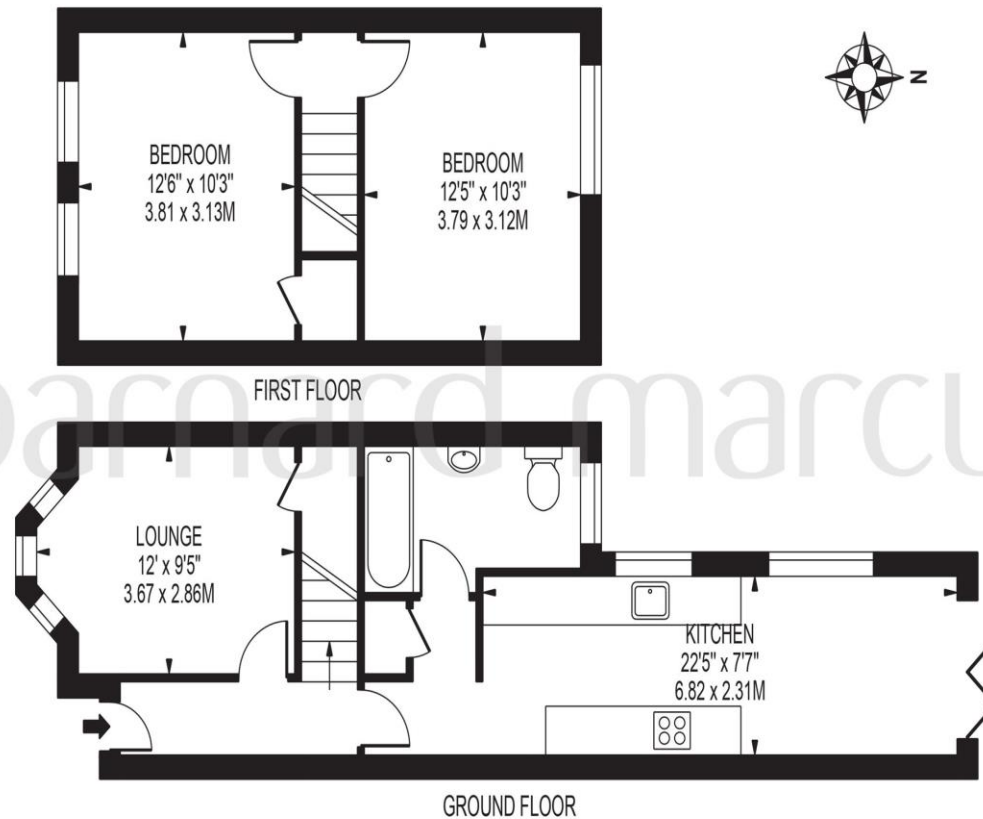
Agents Note: The current Council Tax band for this property is listed as 'DELETED'. We have shown the previous Council Tax band for information only.

Agents Note: The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.



GUILDFORD ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 719 SQ FT - 66.78 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

Guildford Road, Croydon

- Two large double bedrooms with built-in storage
- End-of-terrace property with landscaped rear garden
- Bright reception room with bay windows
- Extended and renovated kitchen-diner with bi-folding doors
- Modern family bathroom
- Close to Selhurst and East Croydon train stations

Tenure: Freehold EPC Rating: D

£435,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CRY112218



Property Ref:
CRY112218 - 0003

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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