



Theobald Road, Croydon CR0 3RN

welcome to
Theobald Road, Croydon

This charming mid-terrace, two-bedroom freehold home offers character and a fantastic location.

The ground floor features a bright and airy lounge with an open staircase, galley kitchen, a three-piece bathroom and access to a private garden.

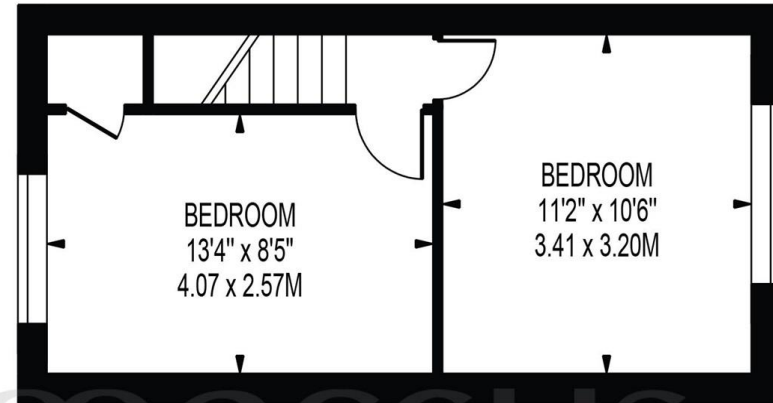
The first floor includes two generously sized, light-filled bedrooms, making it an ideal choice for comfortable living.

Located close to shops, amenities, and the open spaces of Wandle Park, the property is also conveniently near West Croydon Station, providing easy access to Central London. A perfect opportunity for homeowners or investors.

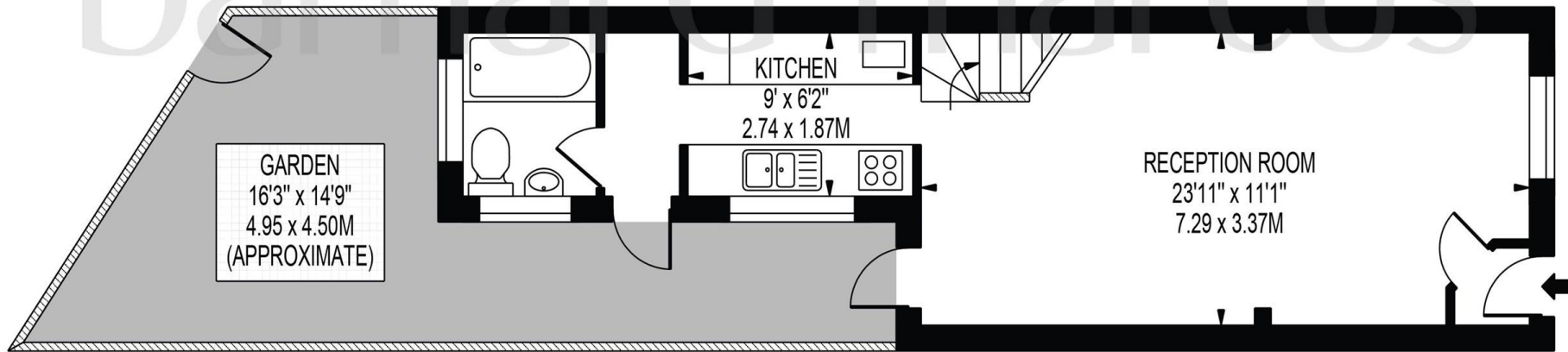


THEOBALD ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 647 SQ FT - 60.09 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

Theobald Road, Croydon

- Two double bedrooms
- Bright and airy lounge
- Galley kitchen
- Convenient location
- Freehold

Tenure: Freehold EPC Rating: Awaiting

offers in excess of

£350,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CRY112409



Property Ref:
CRY112409 - 0004

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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