



**Caroline Close, Croydon CR0 5JU**



**welcome to**

## **Caroline Close, Croydon**

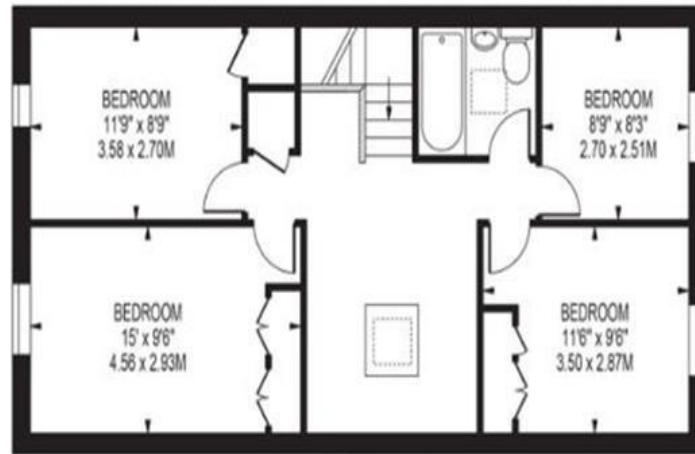
Welcome to this family home, offering generous living spaces. Spanning two floors, this property provides a well-thought-out layout, ideal for modern family living with the additional benefit of a driveway & Integral Garage! On the ground floor, you are greeted by an entrance hall leading to a integral garage. The ground floor also features a practical utility room with a convenient toilet. Through the dining area you will find a bright and airy 19' lounge which opens through sliding double doors onto a private, restful patio garden - an ideal spot for outdoor dining or relaxation, there is also direct access to communal gardens. The kitchen is well-positioned, offering ample space for meal preparation.



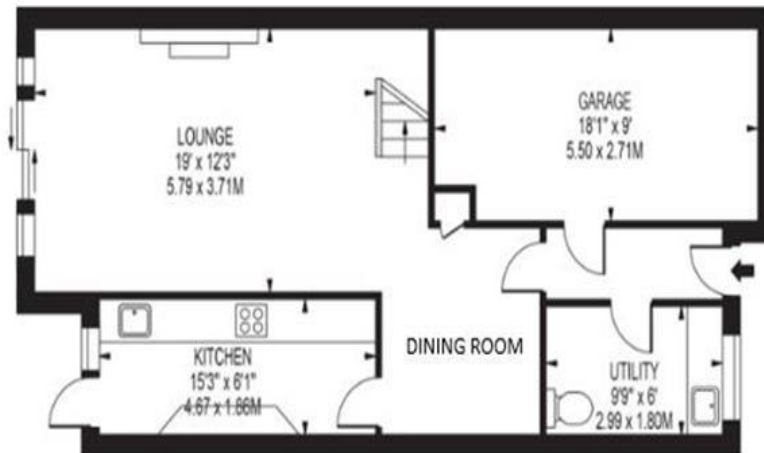
Moving upstairs to the first floor, you'll find four generously sized bedrooms, each offering comfort and flexibility for growing families. The family bathroom is centrally located, while the unique landing, bathed in natural light from the overhead skylight, adds an extra touch of character to the space. While the property is in need of some modernisation, it presents an exciting opportunity to create a truly personalized family home. With its spacious layout, newly done roof, private garden, and unique design features, this home has all the makings of the perfect family retreat. Don't miss the chance to make it your own! Caroline Close is a private cul-de-sac off of Brownlow Road in the popular Park Hill development in East Croydon under a mile from East Croydon Station which serves London Bridge and Victoria Stations in circa 17 minutes along with the express service to Gatwick Airport. There are several popular schools in the vicinity including Park Hill Infants and Junior schools, Archbishop Tennison CofE, Coombe Wood, Trinity and Whitgift. Croydon Town Centre offers a plethora of shops, bars and restaurants including the popular Boxpark and 'Restaurant Quarter'.

# CAROLINE CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1399 SQ FT - 129.95 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

## Caroline Close, Croydon

- Mid-terrace
- Four-bedrooms
- Unique Skylight landing
- Ample storage
- Modernisation opportunity
- Private Cul-De-Sac In Park Hill

Tenure: Freehold EPC Rating: D

offers in excess of

**£500,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/CRY112391](https://barnardmarcus.co.uk/Property/CRY112391)



Property Ref:  
CRY112391 - 0014

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