



Elgin Road, Croydon CR0 6XB

welcome to

Elgin Road, Croydon

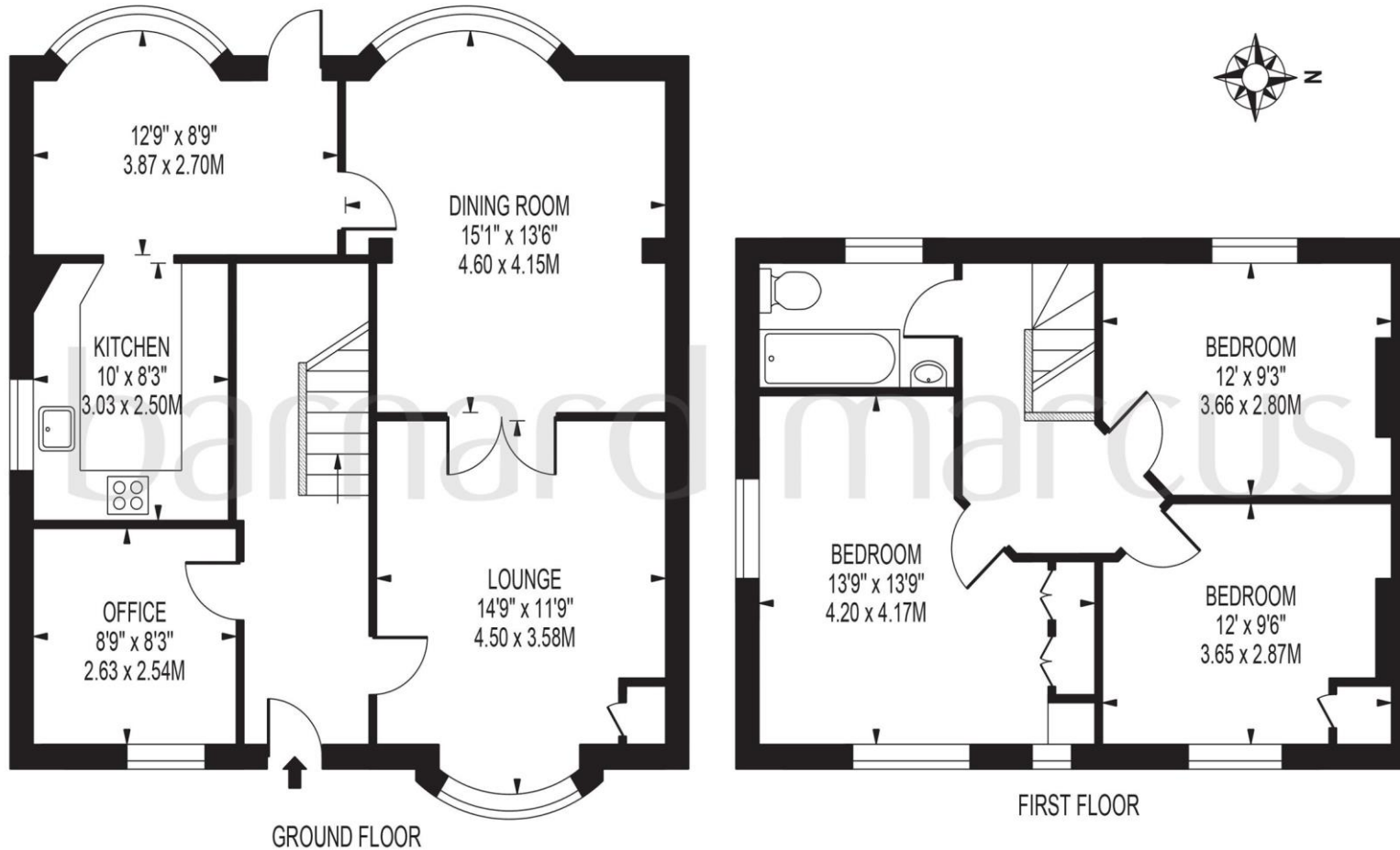
This charming detached cottage on Elgin Road offers a blend of traditional character and modern convenience. Upon entering through a private gated entrance, you're welcomed into a spacious hallway. To the left, there's a versatile room suitable as an office, study, or playroom. On the right, a bright lounge features a bay window that fills the space with natural light. Double doors lead to a generously sized dining room, also with a bay window, ideal for family meals. Adjacent is an additional area perfect for dining or relaxation, connected to an impressive galley kitchen exuding charm. With direct access you find a rear garden with a mix of stone pathways and greenery, perfect for summer evenings.



Upstairs, the first floor comprises three spacious bedrooms, one with built-in wardrobes, and a family bathroom. The property is conveniently located near Croydon High Street, offering easy access to shopping, restaurants, gyms, and cinemas. Excellent schools and transport links are also nearby, making this home both unique and practical. Given its distinctive features and prime location, viewings are highly recommended to fully appreciate what this property has to offer.

CEDARS COTTAGE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1234 SQ FT - 114.60 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

Elgin Road, Croydon

- Detached Cottage
- Three bedrooms
- Gated property
- Parking
- Bay windows
- Rare opportunity
- Walking distance to Sandilands Tramstop

Tenure: Freehold EPC Rating: Awaited

offers in excess of

£600,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CRY112578



Property Ref:
CRY112578 - 0002

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.



barnard marcus



020 8680 9226



croydon@barnardmarcus.co.uk



50 Lower Addiscombe Road, CROYDON,
Surrey, CR0 6AA



barnardmarcus.co.uk