



**Orchard Way, Croydon CR0 7NQ**



**welcome to**

## **Orchard Way, Croydon**

Large family house with off-street parking for up to four cars. This semi-detached 4-bedroom family home offers a spacious and versatile layout, perfect for modern living. The property features two reception rooms, ideal for entertaining or family time, alongside a separate kitchen. It also benefits from two bathrooms, including an en-suite to the master bedroom, plus a downstairs WC for convenience. The integral garage provides direct access to the house, and there is ample parking on the driveway for up to four cars. The rear garden offers outdoor space, and with room for improvement, this home presents a fantastic opportunity to make it your own. Located near local amenities, including shops, schools and parks making this a perfect family friendly area.

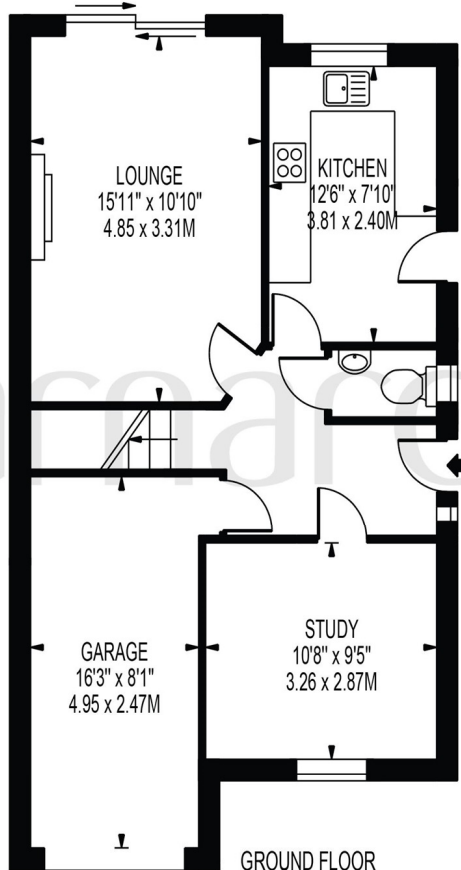


## ORCHARD WAY

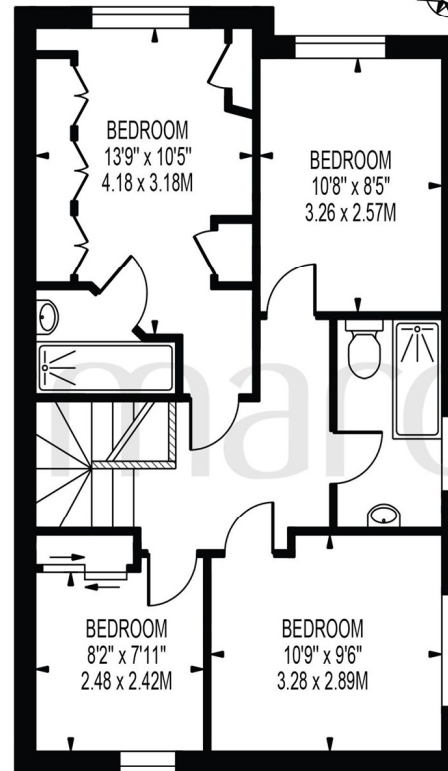
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1081 SQ FT - 100.47 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 132 SQ FT - 12.24 SQ M



GROUND FLOOR



FIRST 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

## Orchard Way, Croydon

- Semi-detached
- Four-bedrooms
- Two receptions
- Integral garage
- Ample storage

Tenure: Freehold EPC Rating: D

**£550,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/CRY112705](https://barnardmarcus.co.uk/Property/CRY112705)



Property Ref:  
CRY112705 - 0007

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