



**Orchard Way, Croydon CR0 7NQ**



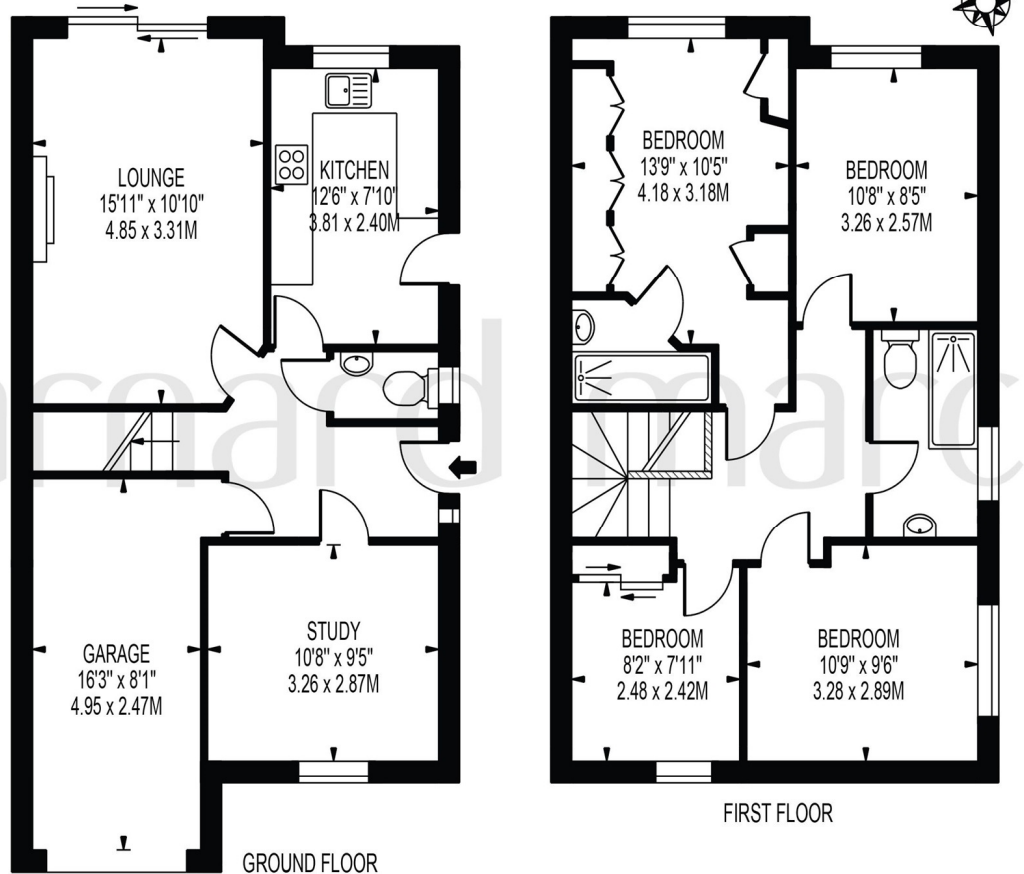


## ORCHARD WAY

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



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.

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.

welcome to

## Orchard Way, Croydon

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

Tenure: Freehold EPC Rating: D  
Council Tax Band: E

**£525,000**



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 - 0009

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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