



**Compton Road, Croydon CR0 7JA**



**welcome to**

## **Compton Road, Croydon**

Modern family home with off-street parking for two cars and an outbuilding currently used as an office. This modern terraced house, located on Compton Road, CR0 7JA, offers a spacious and contemporary living experience. The property features five well-proportioned bedrooms, providing ample space for a growing family or those needing extra room. There are two bathrooms, both fitted with modern fixtures for convenience. The living room is a bright and inviting space, perfect for relaxation. The open-plan kitchen and dining area, which has been recently extended, creates a welcoming environment for family meals and entertaining guests. The house also boasts a well-maintained garden, ideal for outdoor activities. An outbuilding currently serves as a home office, providing additional space for work or hobbies. For added convenience, there is off-street parking available for two cars. This home is ideally situated in a desirable location, within walking distance to Addiscombe tram stop, shops, schools and parks.



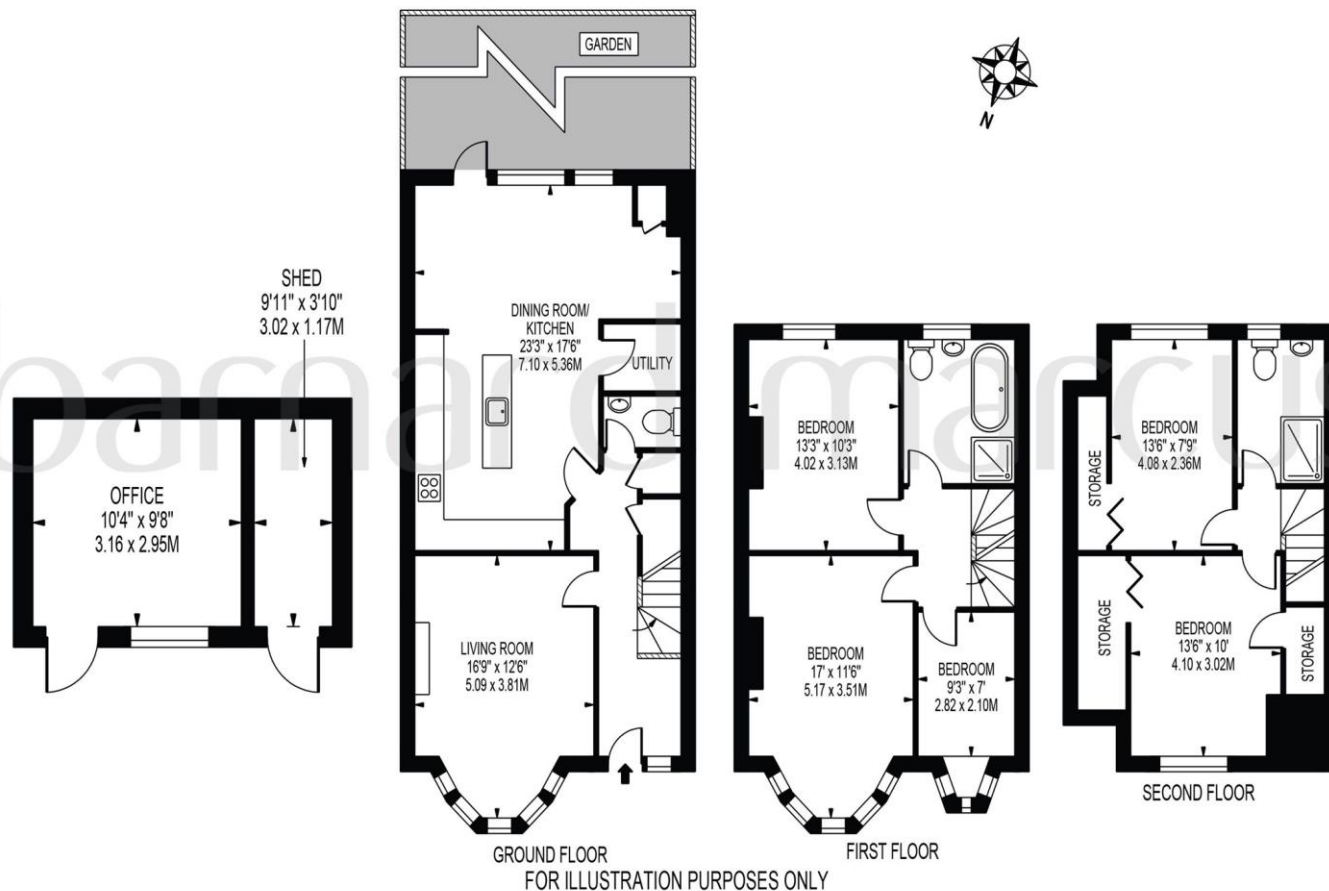
## COMPTON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1594 SQ FT - 148.11 SQ M

(EXCLUDING OFFICE & SHED)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF OFFICE: 100 SQ FT - 9.32 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF SHED: 38 SQ FT - 3.53 SQ M



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

## Compton Road, Croydon

- Mid-terrace
- Five-bedrooms
- Off-street parking
- Outbuilding
- Modern home
- Well-maintained garden
- Conveniently located near Addiscombe tram stop

Tenure: Freehold EPC Rating: D

**£750,000**



Please note the marker reflects the postcode not the actual property

check out more properties at [barnardmarcus.co.uk](https://barnardmarcus.co.uk)



Property Ref:  
CRY112034 - 0005

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](mailto:croydon@barnardmarcus.co.uk)



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



**[barnardmarcus.co.uk](https://barnardmarcus.co.uk)**