



**Limes Road, Croydon CR0 2HF**



**welcome to**

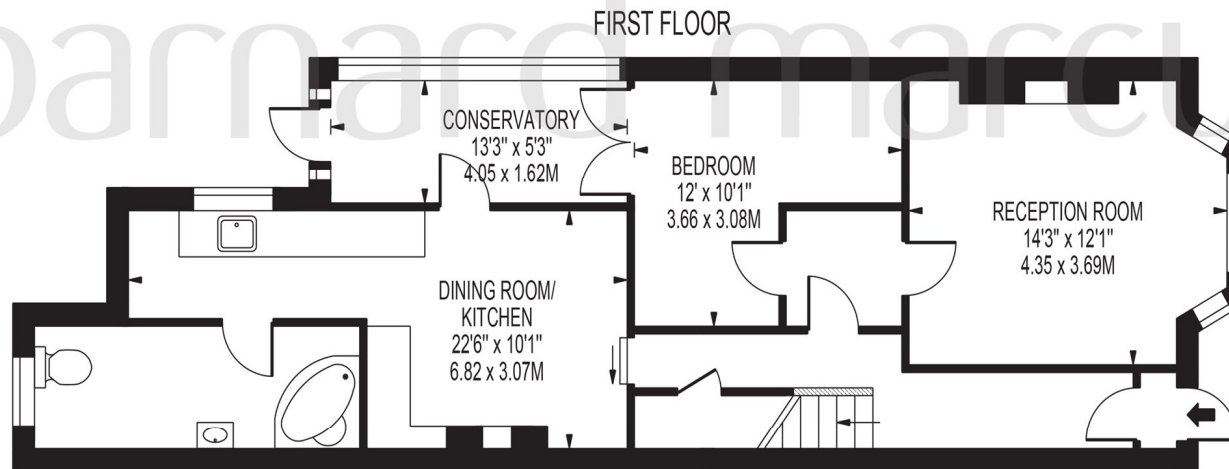
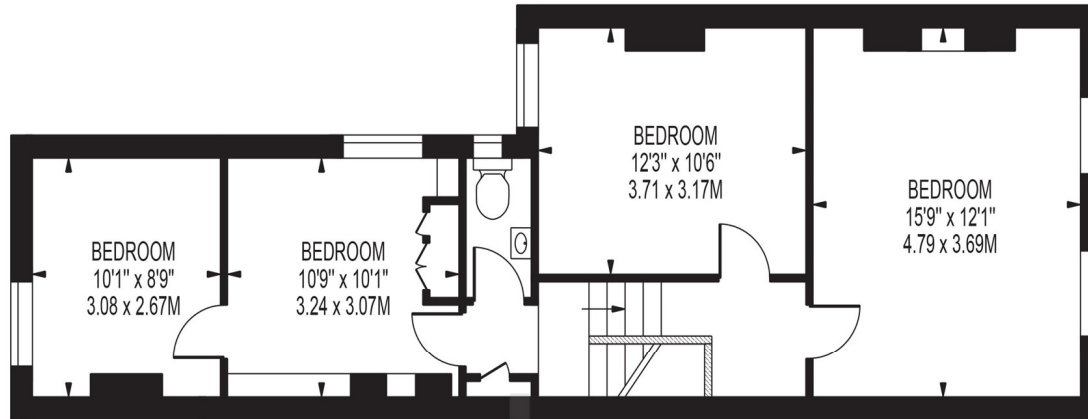
**Limes Road, Croydon**

A 4 double bedroom Victorian family home offering generous living space, period charm and exciting potential to extend (STPP), ideally located close to excellent transport links, local schools and the amenities of Croydon.



## LIMES ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1357 SQ FT - 126.09 SQ M



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.

Positioned on the desirable Limes Road, this elegant three double bedroom Victorian semi-detached home offers generous living space, period charm and exciting potential to extend (subject to planning permission).

On the ground floor, a large and inviting living area sits at the front of the house, boasting original ceiling roses, ornate coving, an impressive bay window and ample space to incorporate a dining area or home office. The well-proportioned kitchen offers flexibility to create a kitchen-diner and serves as the heart of the home, with direct access to both indoor and outdoor spaces.

A spacious family bathroom, complete with a three-piece suite offers a relaxing and practical space. To the side, a lean-to conservatory currently functions as a utility area and provides convenient access to the generous rear garden, which features a large patio and a lawned area.

Upstairs, the expansive master bedroom spans the front of the property, with two large windows, high ceilings and plenty of natural light. The second double bedroom is equally bright and well-proportioned, while the third bedroom-currently connected to an additional adjoining room-presents the opportunity to create an exceptionally large double bedroom or a versatile bedroom and study setup. A convenient WC with sink basin is also located on the first floor.

Ideally located close to excellent transport links, local schools, and the amenities of Croydon.

welcome to

## Limes Road, Croydon

- Remarketed on 14/10/2025
- Excellent transport links
- Period charm
- Local amenities
- Generously sized rear garden
- Potential to extend (STPP)

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

**£425,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/CRY110405](https://barnardmarcus.co.uk/Property/CRY110405)



Property Ref:  
CRY110405 - 0016

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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