



**Tugela Road, Croydon CR0 2HB**

**welcome to**  
**Tugela Road, Croydon**

**\*RE-AVAILABLE\*** - Chain free 3 double bedroom, 2 bathroom terraced house in beautiful condition on a quiet cul-de-sac, move in ready and conveniently located, this house is an ideal, turn-key family home.



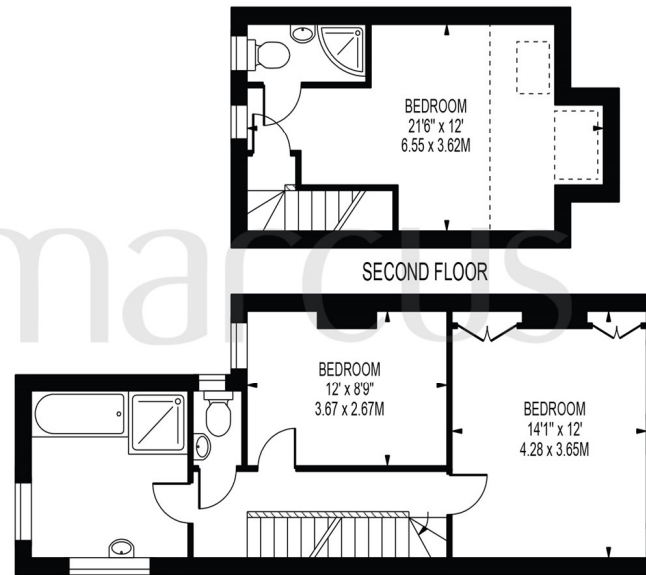
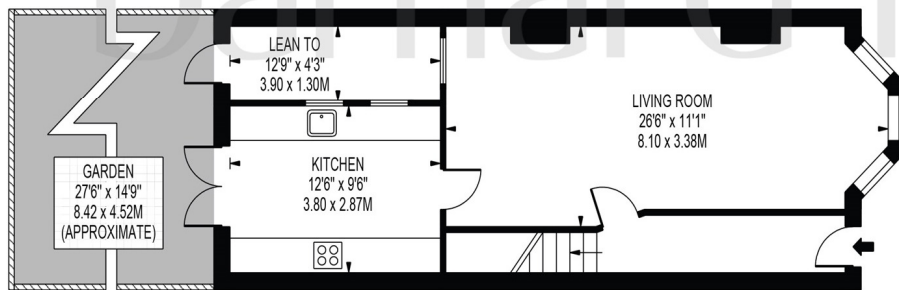
## TUGELA ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: **1185 SQ FT - 110.06 SQ M**

(INCLUDING RESTRICTED HEIGHT AREA & EXCLUDING LEAN TO)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: **60 SQ FT - 5.58 SQ M**

APPROXIMATE GROSS INTERNAL FLOOR AREA FO LEAN TO: **55 SQ FT - 5.07 SQ M**



SECOND 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.

This stunning three double bedroom terraced house on Tugela Road is on a quiet cul-de-sac, and is offered chain free and in fantastic condition throughout - truly move-in ready.

The ground floor boasts a spacious open-plan double reception room with original wood flooring, an ornate fireplace, and a large bay window flooding the space with light. The sleek, modern kitchen features handle-less units, built-in appliances, a gas hob, and generous worktop and storage space. A handy lean-to off the kitchen offers potential to create a downstairs utility room and WC. French doors open to a private, sunny garden with a decked area perfect for relaxing or entertaining.

Upstairs, the first floor offers two large, bright double bedrooms with neutral décor, and a stylish family bathroom complete with a full-size bath, separate shower, Velux window, and vanity basin with storage.

The top floor is a well-designed loft conversion, providing a spacious principal bedroom with Velux windows and an en suite shower room, creating a perfect master suite.

Located just a short walk from Selhurst Station, local shops, and bus routes, this property combines style, space, and convenience - ideal for families or professionals.

welcome to

## Tugela Road, Croydon

- \*RE-AVAILABLE\*
- CHAIN FREE
- Beautiful Condition
- 3 Double Bedrooms
- 2 Bathrooms
- Modern Kitchen
- Original Features
- Quiet cul-de-sac

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

offers in excess of

**£450,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/CRY112928](https://barnardmarcus.co.uk/Property/CRY112928)



Property Ref:  
CRY112928 - 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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