



Eaton Court Regency Walk, Croydon CR0 7US

welcome to

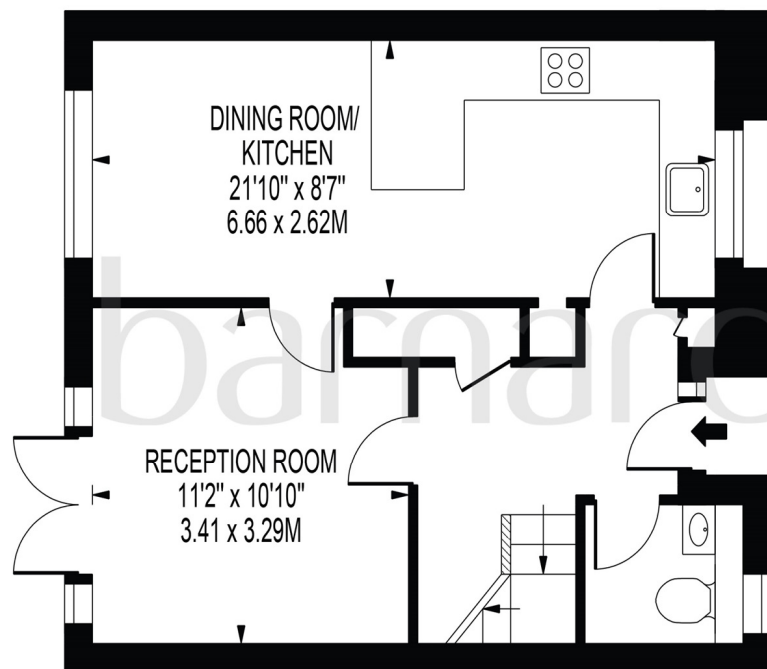
Eaton Court Regency Walk, Croydon

****Guide price £425,000-£450,000**. A Stylish 3-Bedroom Terraced Home with Modern Interiors and Excellent Transport Links.**

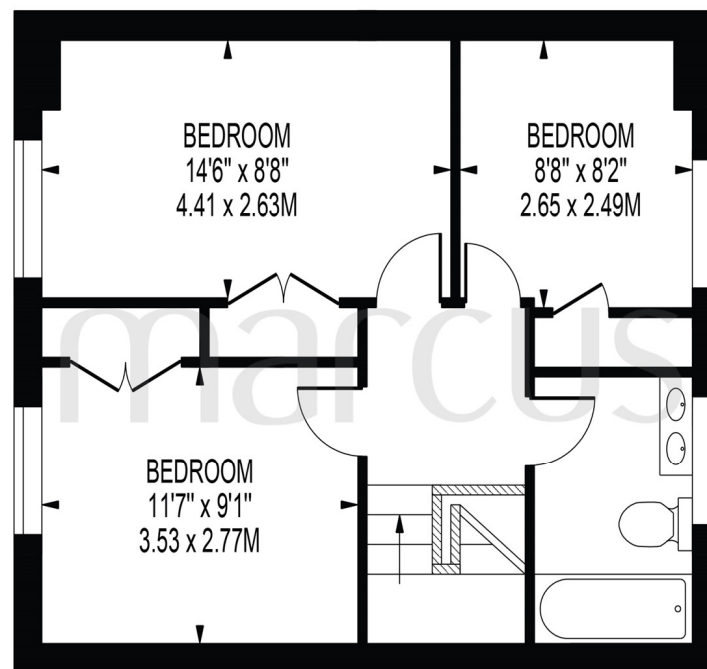


EATON COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: **894 SQ FT - 83.06 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.

Situated in a quiet residential area, this beautifully presented three-bedroom terraced house offers spacious, contemporary living ideal for families and professionals alike.

Step inside to discover a modern open-plan layout, featuring a bright and airy living and dining space that flows seamlessly into a stylish, fully fitted kitchen. The property also benefits from a sleek modern bathroom and a convenient downstairs cloakroom-perfect for guests.

To the rear, a low-maintenance garden provides the ideal outdoor retreat with space to relax or entertain. The home also includes off-street residents' parking, ensuring added convenience.

Perfectly located just a 20-minute walk to Eden Park Station, offering fast services to London Bridge, Waterloo East, and Charing Cross, making this an excellent choice for commuters. You'll also find a great selection of local shops, cafes, and restaurants within a 10-15 minute walk.

Families will appreciate being within the catchment area of sought-after schools, including Marian Vian Primary and the Langley Schools, both known for their strong reputations and academic excellence.

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Eaton Court Regency Walk, Croydon

- Three well-proportioned bedrooms
- Open-plan living and dining area
- Modern kitchen and bathroom
- Downstairs WC
- Private, easy-to-maintain rear garden
- Residents' off street parking

Tenure: Leasehold EPC Rating: D

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: 450.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1967. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£425,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CRY112981



Property Ref:
CRY112981 - 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.

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