



Kelvin Gardens, Croydon CR0 4UR

welcome to

Kelvin Gardens, Croydon

A generously sized four-bedroom townhouse with driveway, garage, and private garden – the perfect setting for family life. Situated in a desirable residential neighbourhood with excellent transport connections, this well-maintained terraced home offers over 1,000 sq ft of flexible living space, ideal for growing families seeking comfort and convenience. Set across three floors, the ground level features a convenient downstairs WC, a utility room, and direct access to a generously sized private garden – ideal for outdoor entertaining and family life. A private driveway and integral garage provide off street parking and valuable storage space. On the first floor, you'll find an expansive open-plan living and dining area filled with natural light, creating a welcoming space for relaxing and entertaining. Adjacent is a spacious, well equipped kitchen with ample worktop and cupboard space.



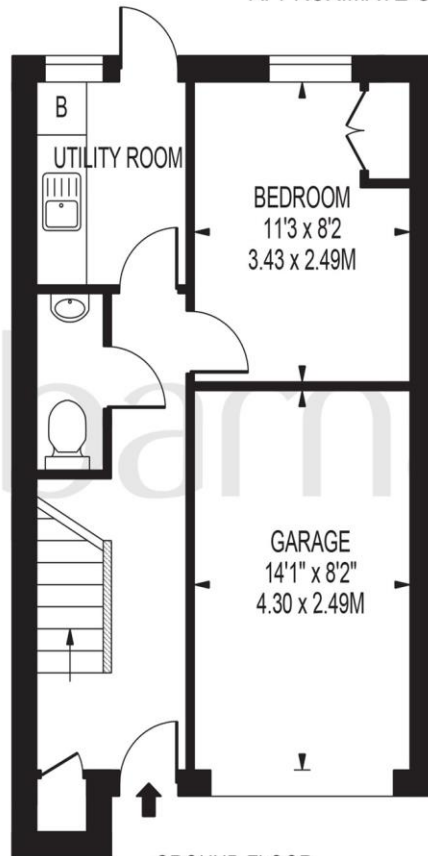
The second floor comprises two generously sized bedrooms and a modern family bathroom. The master bedroom, located at the front of the property, benefits from built in storage, offering practicality as well as comfort. Situated in a popular and convenient location, the property is within easy reach of excellent transport links, including Threrapia Lane and Ampere Way tram stops, offering quick access to East Croydon, Valley Park retail outlet on your doorstep. This is a fantastic opportunity to secure a spacious family home in a well-connected and family friendly neighbourhood.

KELVIN GARDENS

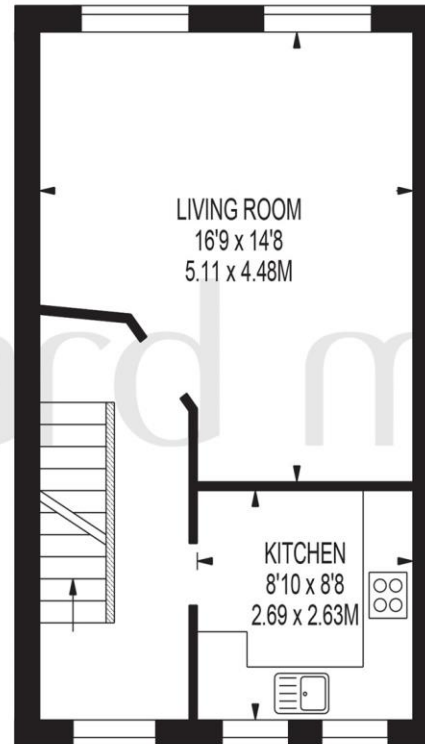
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1010 SQ FT - 93.84 SQ M

(EXCLUDING GARAGE)

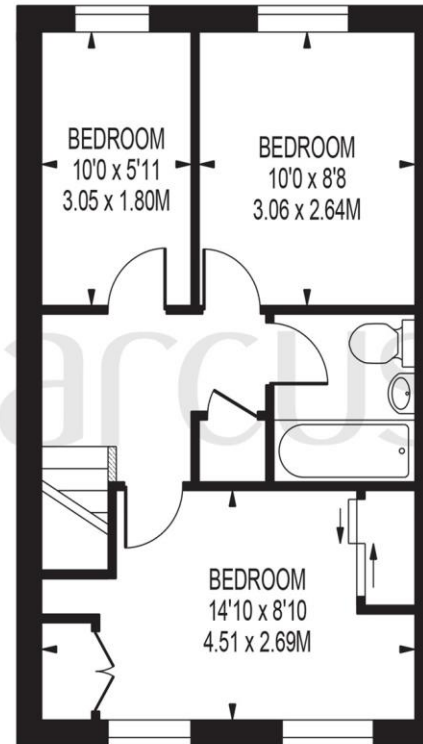
APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 115 SQ FT - 10.71 SQ M



GROUND FLOOR



FIRST FLOOR



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.

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- 4 Bedrooms
- Off street parking
- Garage
- Utility Room
- Close to transport links to East Croydon
- Spacious living area

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

offers over
£425,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CRY112814



Property Ref:
CRY112814 - 0004

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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