



Waddon Court Road, Croydon CR0 4AN

welcome to
Waddon Court Road, Croydon

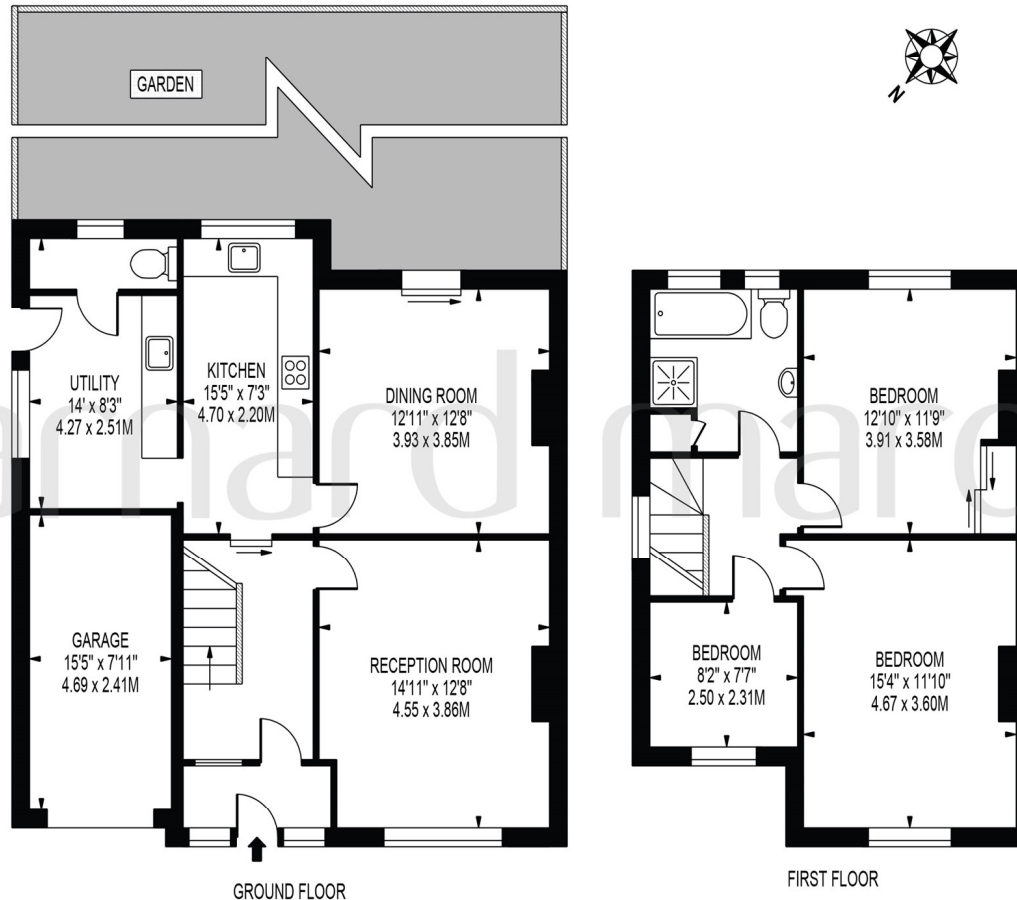
CHAIN FREE 3 bedroom family home, with off street parking for 2 cars, garage, 2 reception rooms, separate kitchen and utility with wrap around garden. Perfect to put your own stamp on.



WADDON COURT ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1251 SQ FT - 116.22 SQ M
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 122 SQ FT - 11.30 SQ M



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.

Chain free 3 bedroom semi detached family home, with great potential to make your own. The ground floor comprises 2 large reception rooms, both with fantastic natural light and space. The separate kitchen has ample storage and also a separate utility room and downstairs W/C. Upstairs there are 2 big double bedrooms, again plentiful with light, a further single bedroom and large family bathroom.

Outside, the garden is laid to lawn, with a rare passion fruit tree and wraps around the side of the property, a perfect opportunity to create a sun trap to enjoy sunny evenings. There is a single garage and 2 off street parking spaces.

The property could benefit from updating throughout, however is double glazed with central heating, ideal for creating your own family home.

welcome to

Waddon Court Road, Croydon

- CHAIN FREE
- Garage
- Spacious bedrooms
- Driveway
- Wrap around garden

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

£425,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CRY113107



Property Ref:
CRY113107 - 0003

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



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



barnardmarcus.co.uk