



Oval Road, Croydon CR0 6BL

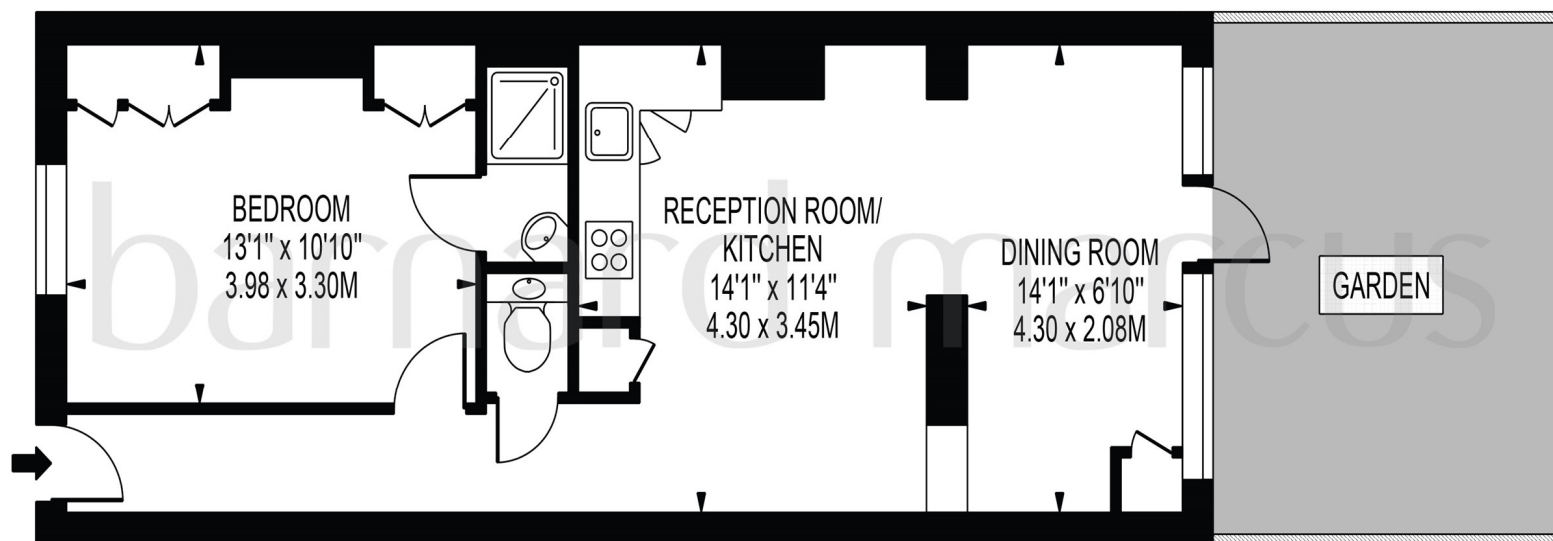
welcome to
Oval Road, Croydon

A sought after double bedroom lower ground floor garden flat.



OVAL ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 504 SQ FT - 46.83 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.

Welcome to this delightful lower ground floor one bedroom garden flat, a hidden gem that perfectly blends comfort, style and a touch of tranquillity - all just a short stroll from East Croydon Station.

Step inside and you're greeted by a welcoming hallway that instantly feels like home. To your left lies a generously sized double bedroom, beautifully presented with ample built-in storage and its own modern en-suite shower room - a peaceful retreat to unwind in after a busy day. Along the hallway you will find a separate WC.

Continue through and you'll find a bright, open-plan kitchen and living area, thoughtfully designed to be the heart of the home, which includes built in appliances including a dishwasher, wash and dryer. The sleek, modern kitchen offers plenty of space to cook and entertain, while the semi-open dining area makes hosting friends and family a joy.

At the far end, top of the range bi-fold doors open wide to reveal your very own private floral garden - south facing paved with natural sandstone, a serene outdoor haven perfect for morning coffee, al fresco dining or simply relaxing in the fresh air.

This charming flat offers the best of both worlds: a warm, inviting home with modern comforts and a fantastic location, just walking distance from East Croydon Station with its fast links into Central London and beyond.

welcome to

Oval Road, Croydon

- 1 Double bedroom
- Beautiful Private garden
- Close proximity to East Croydon station
- Immaculate condition
- Open plan living
- Modern Kitchen
- Motivated seller

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 189 years from 01 Jan 2000. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£280,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CRY113076



Property Ref:
CRY113076 - 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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