



Theobald Road, Croydon CR0 3RN

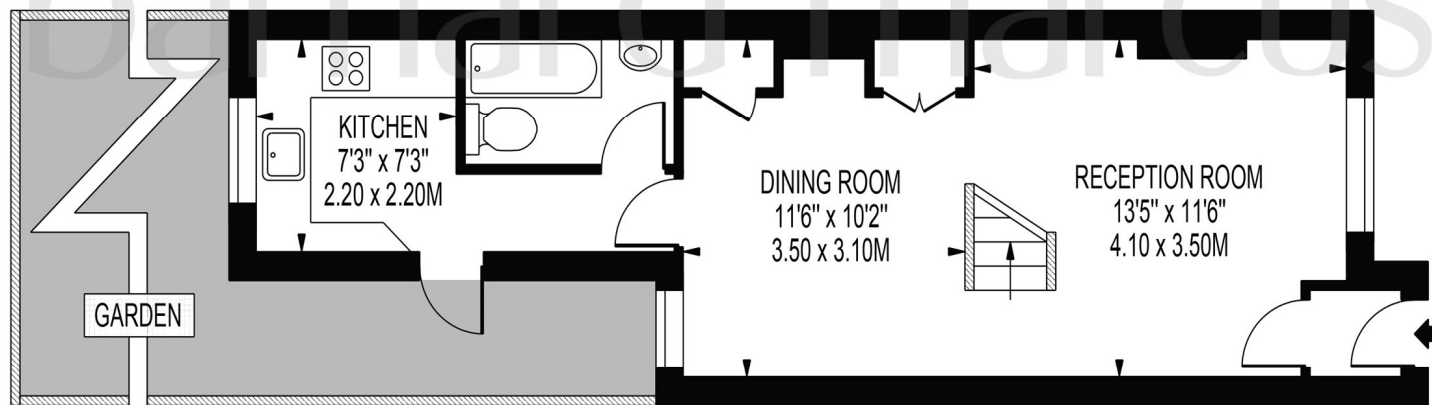
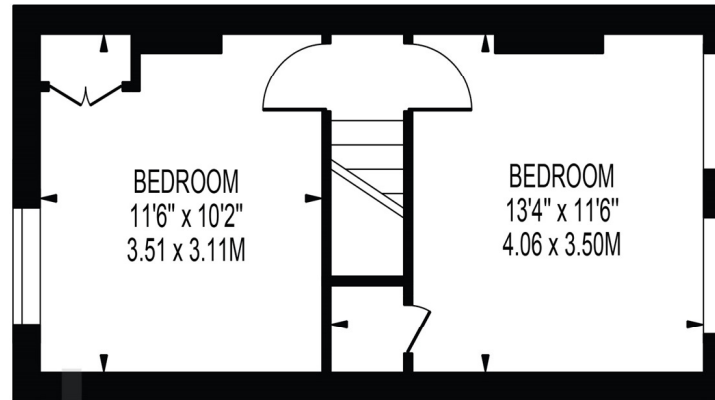
welcome to
Theobald Road, Croydon

A 2 bedroom family home in a prime location.



THEOBALD ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 667 SQ FT - 61.98 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.
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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 charming two-bedroom terraced house, ideally located for easy access into Croydon Town Centre with its great shops, restaurants and local amenities. East Croydon Station is close by, offering fast links into London and Gatwick, making commuting or trips away straightforward.

The home has a lovely open plan layout, with the living and dining area flowing through to the kitchen, creating a bright and sociable space. To the rear, you will find a generous garden that is perfect for relaxing, entertaining or enjoying some outdoor space when the weather is nice.

The property sits on a quiet no-through road, so you can enjoy peace and privacy without through traffic, and parking is rarely an issue.

This house is an inviting option for first-time buyers, young families or anyone looking for a comfortable and well-connected place to call home. Ready to move in and make your own.

welcome to

Theobald Road, Croydon

- 2 bedrooms
- East Croydon easily accessible
- Open plan living/dining
- Ideal for FTB
- Freehold

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

£350,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CRY113144



Property Ref:
CRY113144 - 0002

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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