



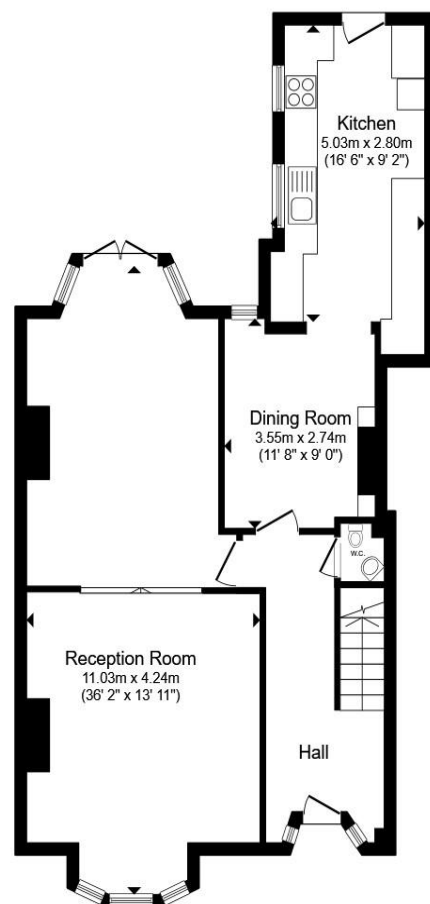
The Crescent, Croydon CR0 2HN

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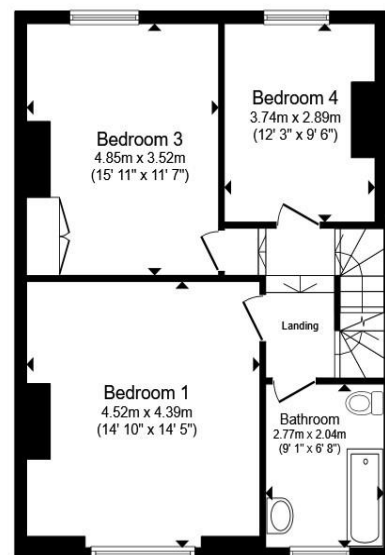
The Crescent, Croydon

A 5 bedroom period home full of character waiting for a buyer to make it their own! This substantial five double bedroom Victorian detached home, brimming with character and offering exceptional potential. This property combines generous room sizes, period features, and a highly convenient location-ideal for investors seeking to add value or families looking to create their perfect long-term home. The ground floor boasts a large through reception room, flooded with natural light and opening via French doors onto the expansive rear garden. An additional dining room provides a wonderful space for entertaining and flows seamlessly into a spacious kitchen, offering ample opportunity for modern redesign if desired. A convenient downstairs toilet has also been cleverly incorporated beneath the staircase. The first floor hosts three generous double bedrooms along with a well-proportioned family bathroom. Upstairs on the second floor are two further double bedrooms, both featuring built-in eave storage, making excellent use of the Victorian roofline. Externally, the property benefits from off-street parking and an extensive rear garden-perfect for families, keen gardeners, or those looking to extend (subject to planning). Full of charming original features, this home sits moments from the Brit School and just a short walk from Selhurst station, offering fast and frequent links into central London. With its size, character, and superb location, this is a rare opportunity to secure a truly versatile Victorian residence ready for personalisation and future growth.

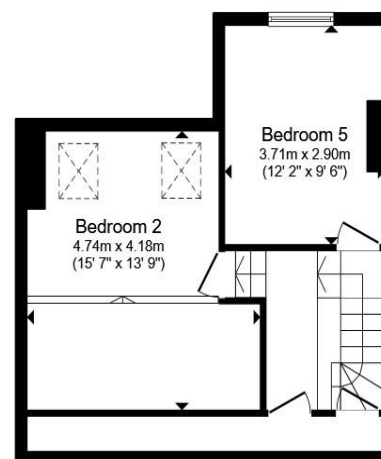




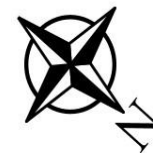
Ground Floor



First Floor



Second Floor



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Total floor area 166.6 m² (1,793 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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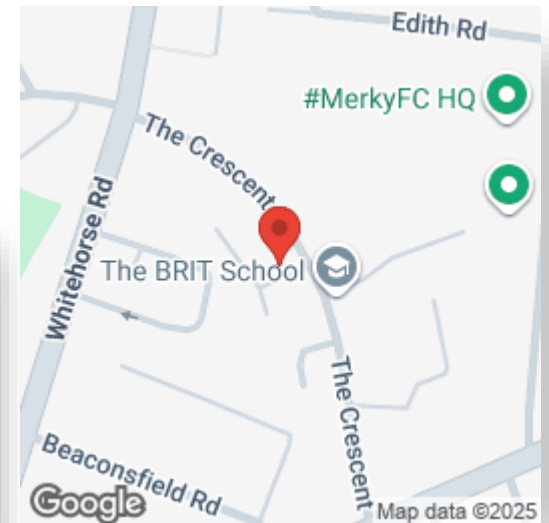
The Crescent, Croydon

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 5 double bedrooms
- Chain free
- Walking distance to Selhurst station
- Ideal for investors
- Off street parking

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

guide price

£550,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CRY112929



Property Ref:
CRY112929 - 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.

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