



**Kelvin Gardens, Croydon CR0 4US**

**welcome to**

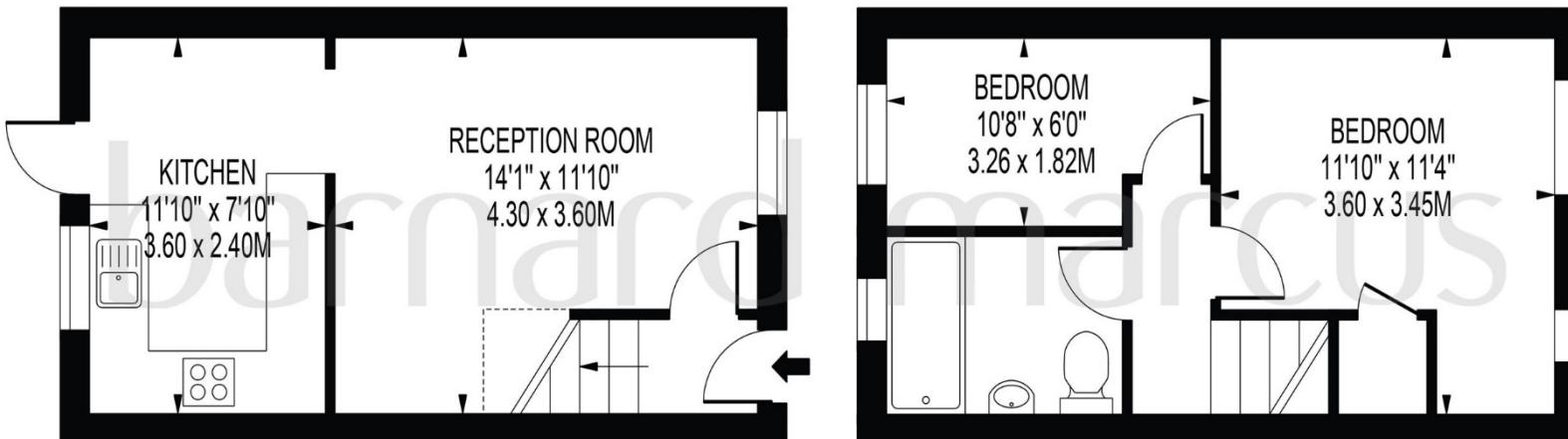
## **Kelvin Gardens, Croydon**

**FIRST TIME BUYERS DON'T MISS OUT!** Ideal opportunity to get on the property ladder or even a great investment property!



# KELVIN GARDENS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 523 SQ FT - 48.60 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.

This charming two-bedroom house is perfect for first-time buyers and offers a cozy and welcoming atmosphere. Ideally located within walking distance to Therapia Lane and Ampere Way Tram Stops, the property provides easy access to public transport links. Nearby, you'll find the popular Valley Park, offering a variety of shopping, dining, and entertainment options, along with other local amenities. The house features a comfortable living area, a well-maintained kitchen, and two bright, well-sized bedrooms. Additional benefits include off-street parking, making it convenient for those with a car, and a low-maintenance garden, ideal for relaxing. This property combines comfort, convenience, and accessibility in a sought-after location.

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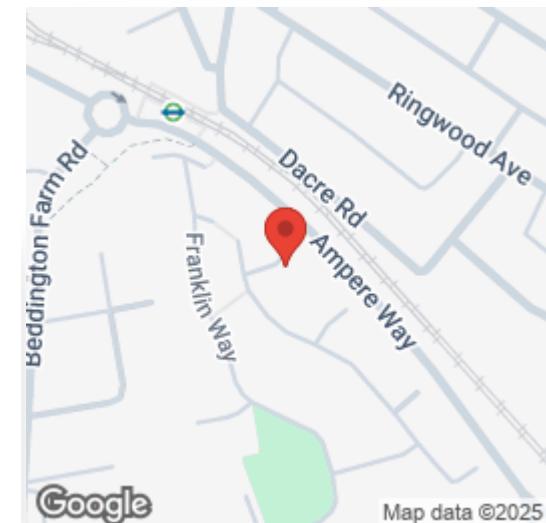
- Two-bedroom house
- Garden
- Off street parking
- Transport links
- Good Condition

Tenure: Freehold EPC Rating: C

Council Tax Band: D

offers in excess of

**£350,000**



**view this property online** [barnardmarcus.co.uk/Property/CRY113244](http://barnardmarcus.co.uk/Property/CRY113244)

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.



Property Ref:  
CRY113244 - 0002

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