



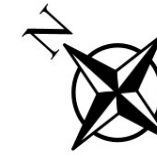
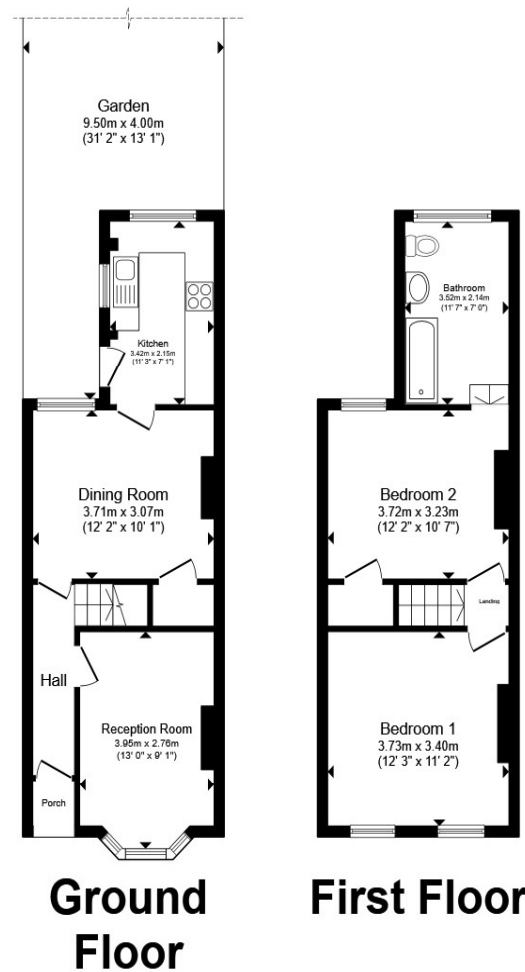
**Old Town, Croydon CR0 1AU**



**welcome to**  
**Old Town, Croydon**

Chain free 2 double bedroom freehold house. In crisp, modern condition throughout, a turnkey move in ready opportunity to acquire a spacious and versatile home.





A beautifully presented 2 double bedroom terraced house located in the popular Old Town area of Croydon, offered chain free and ready to move straight into. The ground floor comprises a handy entrance porch leading into a welcoming hallway, opening through to a bright and stylish living room featuring modern laminate flooring and a charming bay window. Further along is a separate dining room, finished in a fresh and contemporary style with a large window allowing plenty of natural light. From here, the property flows into a trendy white gloss kitchen with retro-style tiling, ample cupboard storage, generous worktop space and integrated oven with gas hob. A door from the kitchen provides access to the generous rear garden, which benefits from a patio area ideal for entertaining, a lawned section and a rear gate for convenient access.

Upstairs are 2 exceptionally spacious double bedrooms. The principal bedroom enjoys two large windows creating a wonderfully bright space, while the second bedroom is equally well proportioned and includes a built-in storage cupboard. The modern family bathroom is accessed from the second bedroom and offers a contemporary suite with shower over bath, vanity unit with storage and a window for natural ventilation.

Ideally located for excellent transport links into Central London via tram, bus routes and nearby East Croydon and Waddon stations, and within easy walking distance of Wandle Park, this home is a perfect turnkey opportunity.

Total floor area 75.4 m<sup>2</sup> (811 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](http://www.propertybox.io)



## welcome to Old Town, Croydon

- CHAIN FREE
- 2 Double Bedrooms
- Modern Throughout
- Generous Garden
- Upstairs Bathroom
- 2 Reception Rooms

Tenure: Freehold EPC Rating: Awaited  
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/CRY112936](https://barnardmarcus.co.uk/Property/CRY112936)



Property Ref:  
CRY112936 - 0002

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