



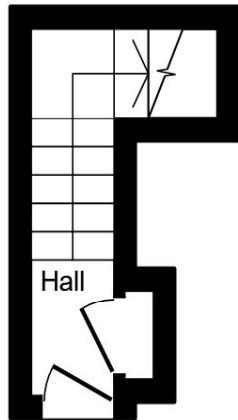
Oval Road, Croydon CR0 6BP

welcome to

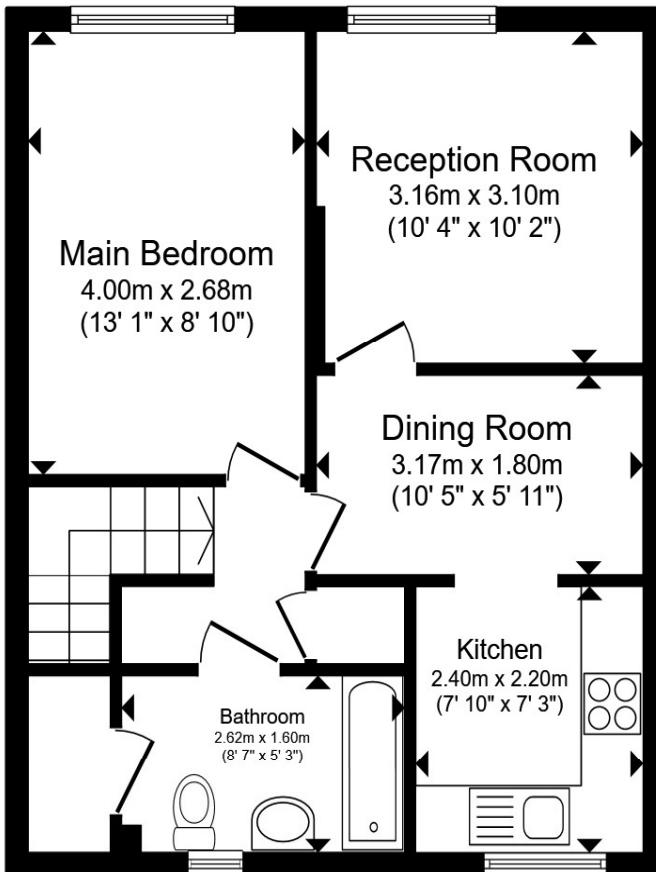
Oval Road, Croydon

One bedroom first floor maisonette with private garden, driveway, long lease and low services, modern throughout and move in ready, a stones throw from East Croydon Station.





Ground Floor



First Floor

Total floor area 47.7 m² (513 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



A beautifully presented first floor maisonette located on the popular Oval Road, benefiting from the rare luxury of off street parking & a private garden. Positioned just a stone's throw from East Croydon station, yet tucked away on a quiet and peaceful road, this home offers the ideal balance of convenience and tranquillity.

The property has its own private entrance, leading into a welcoming hallway with ample space for coats & shoes. Upstairs, a wide, bright & spacious landing creates a lovely, homely feel. The dividing wall between the kitchen & dining area offers great versatility, whether kept as a dining space, adapted for working from home, or used as a snug. The living room is bright and generously sized, with space for a full range of living furniture and pleasant views over the garden.

The kitchen has been refurbished to maximise space & provide a modern, stylish finish, with window for natural light. The bedroom is a very generous double, overlooking the garden and enjoying a quiet rear aspect. The bathroom is a good size with a full sized bath and a window for natural ventilation. There is also a loft, ideal for additional storage.

Externally, the property boasts a rare benefit: a large private garden, bigger than typical for a maisonette & perfect for summer entertaining or keen gardeners.



Low service charges, long lease, driveway, private entrance & garden and a prime commuter location close to Boxpark and a wide range of shops, bars and restaurants.

welcome to

Oval Road, Croydon

- Private Garden
- Driveway
- Long Lease
- Low Service Charge
- 531sqft

Tenure: Leasehold EPC Rating: C

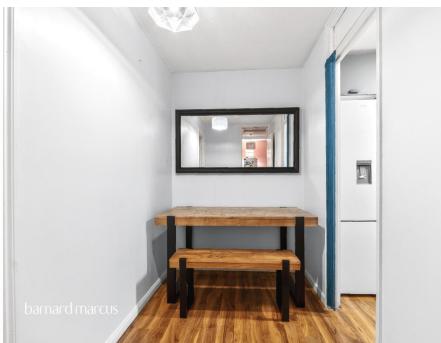
Council Tax Band: C Service Charge: 271.00

Ground Rent: 10.00

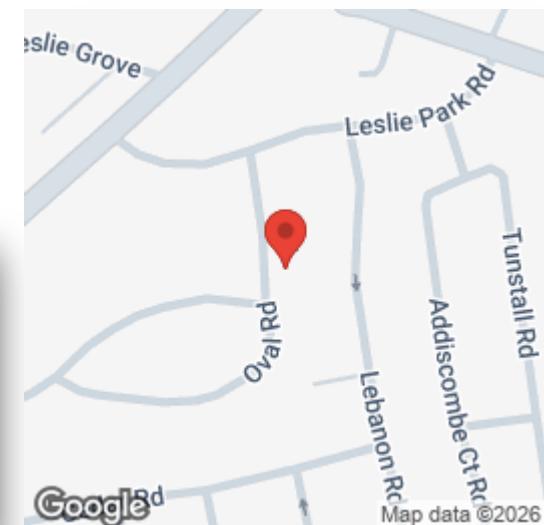
This is a Leasehold property with details as follows; Term of Lease 125 years from 22 Jun 2015.
Should you require further information please contact the branch. Please Note additional fees
could be incurred for items such as Leasehold packs.

guide price

£270,000



view this property online barnardmarcus.co.uk/Property/CRY113139



Please note the marker reflects the
postcode not the actual property



Property Ref:
CRY113139 - 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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