



Brockenhurst Road, Croydon, CR0 7DR



**Welcome to
Brockenhurst Road, Croydon**

Barnard Marcus are delighted to offer for sale this well presented three bedroom mid terrace family home.

Situated on the popular Brockenhurst Road in Addiscombe, just a short walk to Addiscombe high street and tram stop.

This home offers 2 light and airy reception rooms, modern fitted kitchen, utility area and downstairs cloakroom.

Whilst upstairs offers 3 well sized bedrooms and family bathroom.

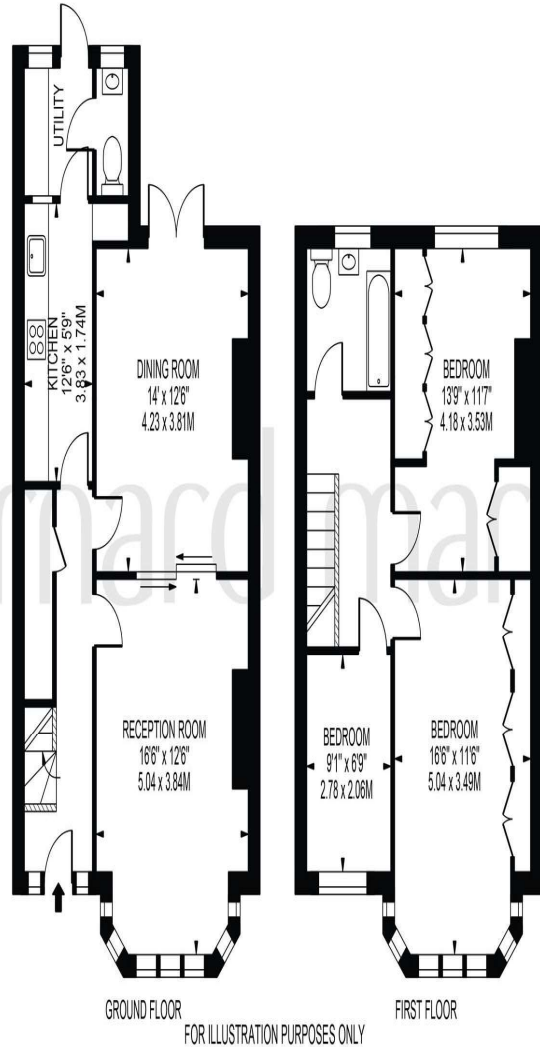
Further benefits include secluded well maintained rear garden, double glazing and gas central heating.

Call the vendors sole agent for an appointment to view.



BROCKENHURST ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1133 SQ FT - 105.26 SQ M



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.



Reception Room

16' 6" x 12' 6" (5.03m x 3.81m)

Dining Room

14' x 12' 6" (4.27m x 3.81m)

Kitchen

12' 6" x 5' 9" (3.81m x 1.75m)

Utility Room

Downstairs W/c

Bedroom One

16' 6" x 11' 6" (5.03m x 3.51m)

Bedroom Two

13' 9" x 11' 7" (4.19m x 3.53m)

Bedroom Three

9' 1" x 6' 9" (2.77m x 2.06m)

Bathroom

Welcome to

Brockenhurst Road, Croydon

- 3 bedrooms
- Good decorative order
- Sought after location
- 2 reception rooms
- Convenient to public transport and local amenities

Tenure: Freehold EPC Rating: D

£475,000



view this property online barnardmarcus.co.uk/Property/CRY111044

Please note the marker reflects the postcode not the actual property



Property Ref:
CRY111044 - 0007

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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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