



Cross Road, Croydon CR0 6TA

welcome to

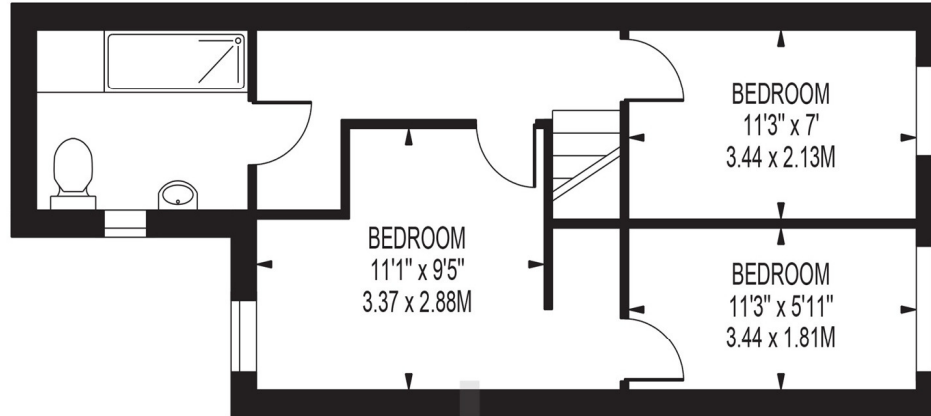
Cross Road, Croydon

This is a charming three-bedroom terraced home is located just a stone's throw from East Croydon Station and the vibrant Boxpark. This beautifully presented three-bedroom terraced house offers the perfect blend of space, convenience, and potential - ideal for families or investors alike.

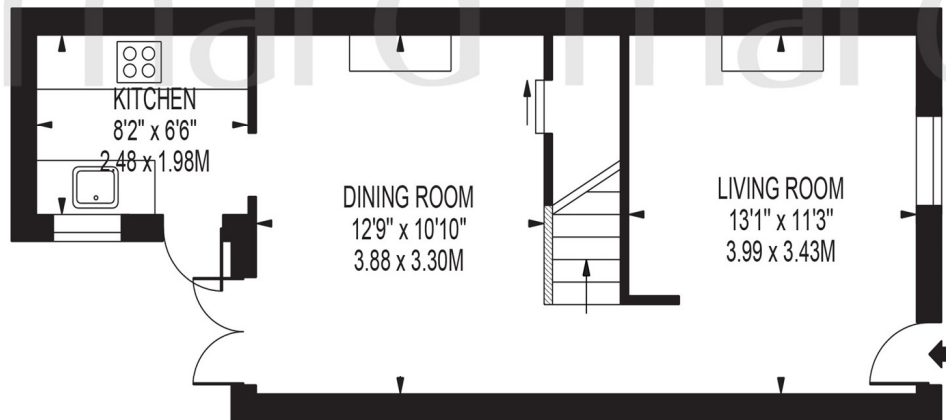


CROSS ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 784 SQ FT - 72.80 SQ M



FIRST FLOOR



GROUND FLOOR

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.

Step inside to find two generously sized reception rooms: a welcoming living room at the front and a spacious dining room that seamlessly flows into a well-appointed kitchen at the rear. Upstairs, the property boasts three well-proportioned bedrooms and a family bathroom.

Outside, enjoy a generous private garden - perfect for entertaining, relaxing, or family playtime.

With superb transport links, local amenities, and entertainment on your doorstep, this property is not to be missed.

welcome to

Cross Road, Croydon

- Three bright bedrooms
- Two large reception rooms
- Upstairs family bathroom
- Private and generous outdoor space
- Moments from East Croydon Station and Boxpark
- Ideal for families or a smart investment opportunity
- Chain Free

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in excess of

£375,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CRY112875



Property Ref:
CRY112875 - 0006

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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