



**Lower Coombe Street, Croydon CR0 1AA**



**welcome to**

## **Lower Coombe Street, Croydon**

An excellent 2-3 bedroom terraced Victorian house, located within easy distance of East Croydon and South Croydon stations, bus routes and the gleaming metropolis of downtown Croydon; with its myriad shops, bars, restaurants and entertainment arenas such as Box Park and Fairfield Halls. The property comprises of two receptions, kitchen, 2 bathrooms, 2 double bedrooms and a loft room accessed via the bedroom (perfect for working from home), a private garden, some period features (working fireplace in front room), gas central heating, double glazing, and underfloor heating in kitchen and downstairs bathroom.



## LOWER COOMBE STREET

APPROXIMATE GROSS INTERNAL FLOOR AREA: 911 SQ FT - 84.59 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.

welcome to

## Lower Coombe Street, Croydon

- 2-3 Bedrooms
- Good Transport Links
- Shops, Bars and Restaurants Close By
- Private Garden
- Close to East and South Croydon Station

Tenure: Freehold EPC Rating: D

offers in excess of

**£400,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SCS109303](https://barnardmarcus.co.uk/Property/SCS109303)



Property Ref:  
SCS109303 - 0004

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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