



**Lloyd Park Avenue, Croydon CR0 5SB**



**welcome to**

## **Lloyd Park Avenue, Croydon**

An absolute gem of a location is this 4-bed semi-detached family home which overlooks the lovely green space of Lloyd Park



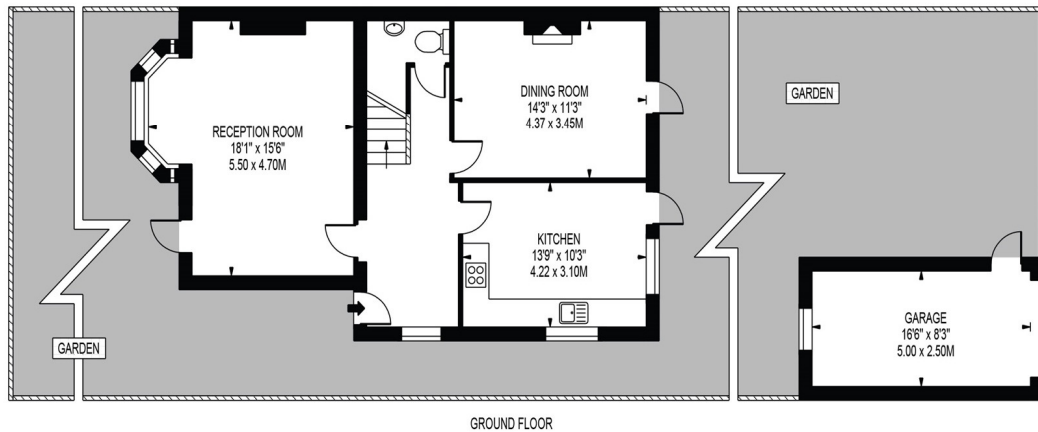
## LLOYD PARK AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: **1686 SQ FT - 156.65 SQ M**

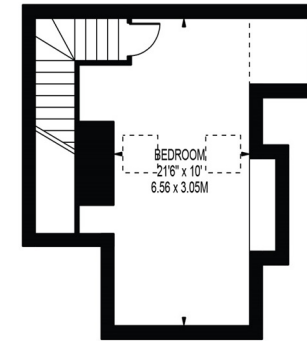
(INCLUDING RESTRICTED HEIGHT AREA & EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: **21 SQ FT - 1.96 SQ M**

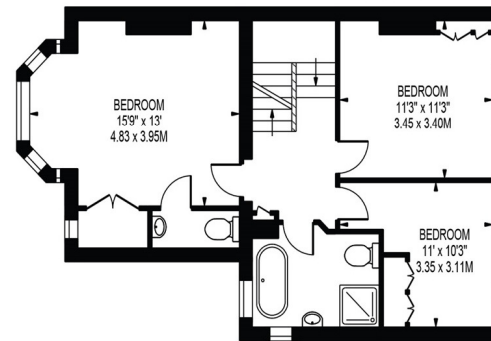
APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: **135 SQ FT - 12.50 SQ M**



GROUND FLOOR



SECOND FLOOR



FIRST 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.

An absolute gem of a location is this 4-bed semi-detached family home which overlooks the lovely green space of Lloyd Park and benefits from large garage to rear (access via back road). The property presents front garden and 100ft rear garden, entrance hallway, bay fronted reception with further rear reception and kitchen/diner with access to garden/patio, some original features internally, 3 bedrooms on first floor with family bathroom and master bedroom to 2nd floor. Gas central heating, double glazing, and close to excellent schools from Whitgift, Royal Russell, Elmhurst, and Coombe Wood to name but a few. Lovely cafes, bars, coffee shops and restaurants of South End are close by with train station and tram link to London within easy distance. The property is offered to the open market with no chain.

**welcome to**

## **Lloyd Park Avenue, Croydon**

- 4 Bedroom
- Semi-detached
- Garage
- Close to excellent schools
- No chain

Tenure: Freehold EPC Rating: E

Council Tax Band: F

offers in excess of

**£725,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SCS109543](https://barnardmarcus.co.uk/Property/SCS109543)



Property Ref:  
SCS109543 - 0003

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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