



Hillside Road, CROYDON CR0 4DA

welcome to

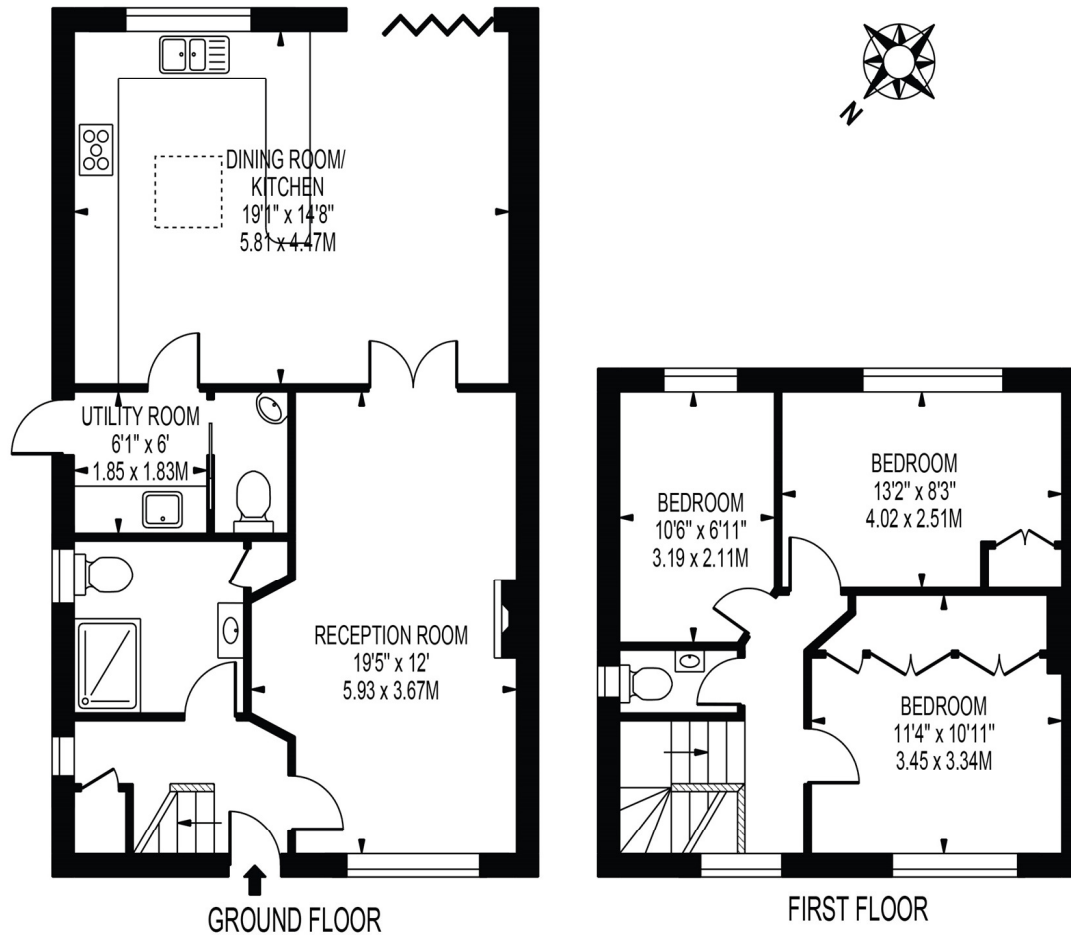
Hillside Road, CROYDON

Beautifully modern 3-bed semi with skylight kitchen, island, bi-folds, utility, 3 WCs, driveway & south-facing garden. Near shops, schools & only 0.4 miles from Waddon station.



HILLSIDE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1054 SQ FT - 97.94 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.

Barnard Marcus are delighted to present this beautifully presented three-bedroom semi-detached family home, combining modern style with original character, ideally located just 0.4 miles from Waddon station and within close reach of local shops, restaurants, and excellent schools. The heart of the property is the stunning open-plan kitchen diner, designed to impress with a central island, spotlights, and a skylight that fills the space with natural light. Bi-folding doors lead directly onto the south-facing rear garden, providing a seamless indoor-outdoor flow perfect for entertaining, family life, or summer dining. The kitchen is complemented by a separate utility space, ensuring practicality as well as style. The home offers excellent flexibility with three separate WCs, including a convenient downstairs bathroom with direct garden access - ideal for guests and outdoor use - as well as an upstairs WC and additional cloakroom. The large reception room is enhanced by an original feature fireplace, bringing warmth and character to the modern finish. Externally, the property boasts a driveway providing off-street parking, alongside a spacious and low-maintenance rear garden. With excellent sunlight and superb potential to extend (STPP), it offers scope to grow with the family. With Waddon station just 0.4 miles away, South Croydon and East Croydon stations also nearby, plus easy access to shops, schools, and local amenities.

welcome to

Hillside Road, CROYDON

- 3 Bedroom
- Off Street Parking
- Close To Good Schools
- Good Transport Links
- Close To Shops, Bars, and Restaurants

Tenure: Freehold EPC Rating: D
Council Tax Band: D

offers in excess of

£475,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SCS109286



Property Ref:
SCS109286 - 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.

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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