



**Dean Road, Croydon CR0 1HX**



**welcome to**

**Dean Road, CROYDON**

A wonderful 4 bed semi-detached family home built circa 1930s as part of a pair of semis with secluded entrance access via the quiet cul de sac at Dean Road.

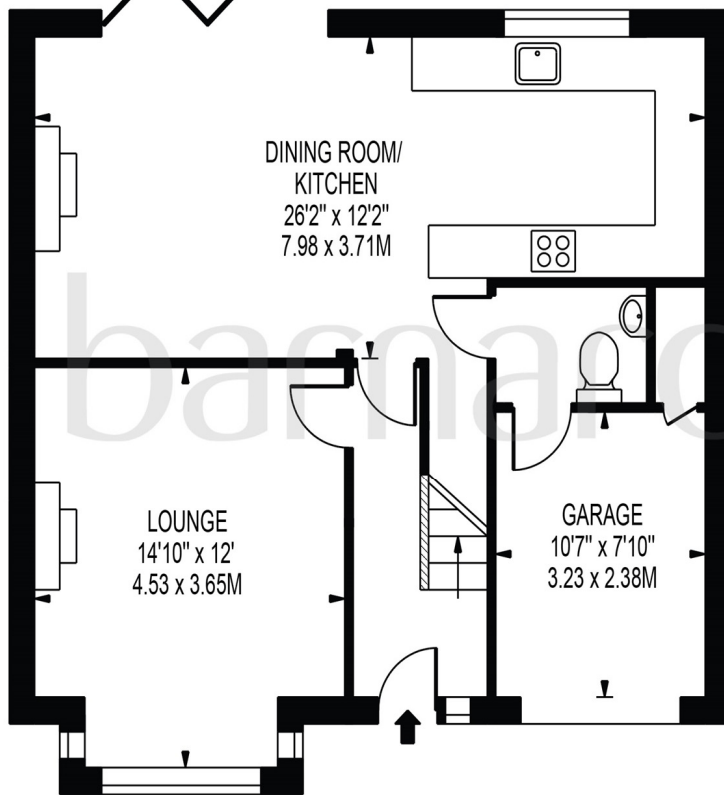


## DEAN ROAD

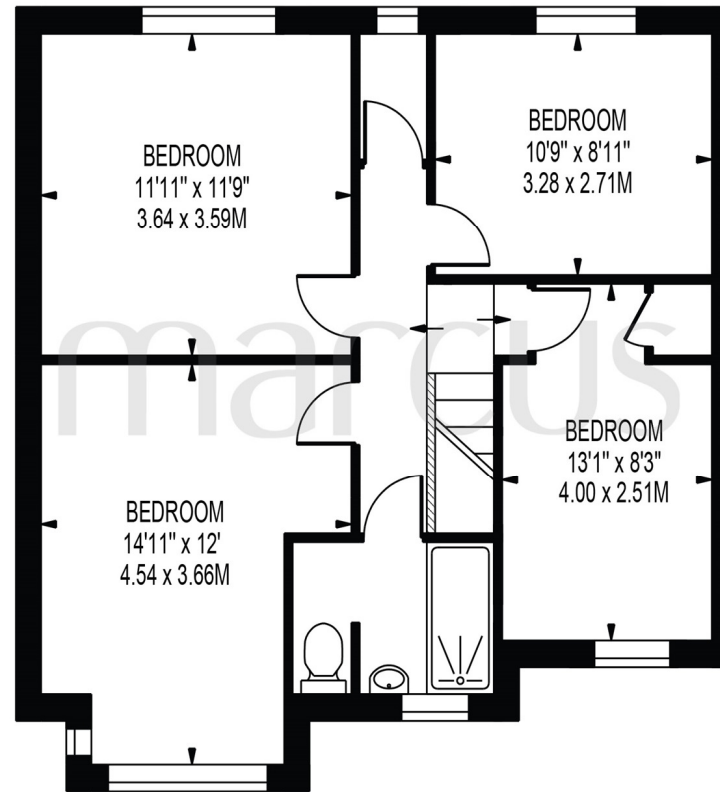
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1214 SQ FT - 112.78 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA GARAGE: 83 SQ FT - 7.69 SQ M



GROUND 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.

A wonderful 4 bed semi-detached family home built circa 1930s as part of a pair of semis with secluded entrance access via the quiet cul de sac at Dean Road. This property has parking for several cars and garage with entrance hallway leading to front reception, back reception room leading to kitchen with access to private rear garden, downstairs W/C, some original character features, turning staircase to first floor with 4 bedrooms, family bathroom, gas central heating, double glazing, located within minutes of South Croydon station and the boutique shops, bars and restaurants of South End. Bus routes close by as well as the gleaming metropolis of Croydon with its array of entertainment and shops. A plethora of great schools close by from Whitgift, Royal Russell, Croydon High, and Coombe Wood to name a few. Tram link within easy distance with adjacent green space of Lloyd Park. The property is available to the open market with no chain.

**welcome to**

## **Dean Road, CROYDON**

- 4 Bedroom
- Semi-detached
- Cul De Sac
- Garage
- No Chain

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

Price

**£675,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SCS107161](https://barnardmarcus.co.uk/Property/SCS107161)



Property Ref:  
SCS107161 - 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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