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Crunden Road, South Croydon CR2 6HL

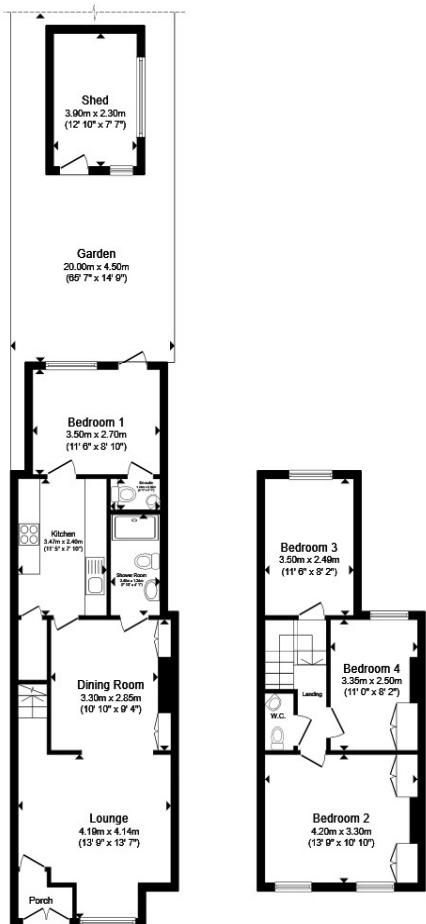


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**welcome to
Crunden Road, South Croydon**

Barnard Marcus are proud to present this wonderful 3/4-bedroom Mid-terraced house.





Offering over 1,000 sq. ft., this well-presented three/four-bedroom terraced house is ideally located on Crunden Road. The property features a spacious open plan living/dining area flowing into a modern kitchen, ideal for everyday living and entertaining.

The ground floor also offers a versatile bedroom or home office and a downstairs WC. Upstairs comprises three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a paved driveway, a generous rear garden, and an outbuilding. Conveniently located within walking distance of local shops, bars, restaurants, and South Croydon Station (10–15-minute walk).

Total floor area 100.1 m² (1,078 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Crunden Road, South Croydon

- 3/4 Bedroom
- Driveway
- Downstairs W/C
- No Onward Chain
- Good Transport Links

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

Price

£450,000



view this property online barnardmarcus.co.uk/Property/SCS109965

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.



Property Ref:
SCS109965 - 0005

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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