

Cameron Road, Croydon CR0 2SR



welcome to

Cameron Road, Croydon

This lovely split-level maisonette, situated in a sought-after location close to Croydon University Hospital, offers a perfect blend of charm and practicality. The property features its own front door leading to the first floor, where you'll find a charming fitted kitchen, a bright and airy reception room, and an ideal-sized dining room. The floor-to-ceiling tiled three-piece bathroom and a double bedroom complete the first floor. The second floor offers two further good-sized bedrooms, adding to the spacious feel of the home. Key benefits include a share of the freehold, ensuring a long lease with no additional charges for service charges or ground rent. The split-level design enhances the sense of space, and a private garden accessible through side access adds to the appeal. Conveniently located within easy reach of West Croydon, Thornton Heath station, and Croydon town centre, this property offers excellent options for shopping and dining. This is an opportunity not to be missed.













CAMERON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1090 SQ FT - 101.27 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.

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- Maisonette
- Split-level
- Three bedrooms
- Private garden via side gate
- Share of freehold

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 17 Aug 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

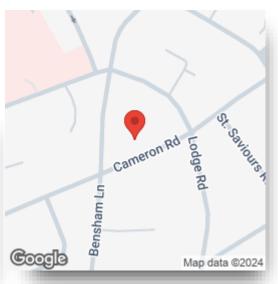
offers in excess of

£375,000









Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH113137



Property Ref: THH113137 - 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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