



Marden Crescent, Croydon CR0 3ES

welcome to
Marden Crescent, Croydon

This charming mid-terrace two-bedroom home offers a comfortable and convenient layout.

The ground floor features an open-plan kitchen and dining room, along with a separate reception area for added living space. Upstairs, you'll find two generously sized bedrooms and a shower room.

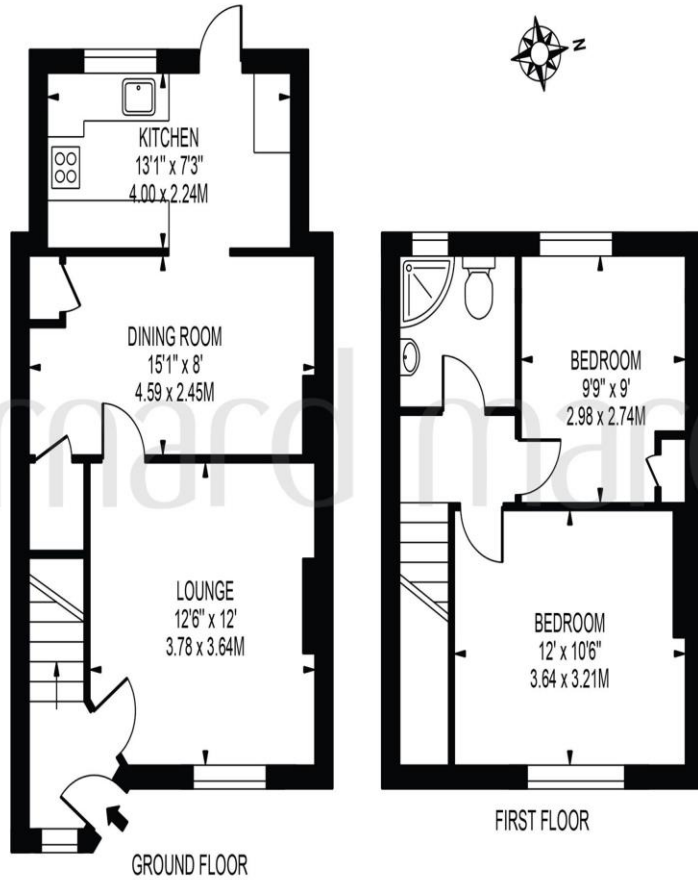
Additional benefits include a private rear garden and the advantage of being chain-free, making the buying process smoother.

The property is conveniently located near West Croydon railway station, the bus station, Croydon town centre, and Croydon University Hospital, providing excellent transport links and access to local amenities.



MARDEN CRESCENT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 757 SQ FT - 70.32 SQ M



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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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- Mid-terrace
- Two bedrooms
- Private rear garden
- Chain free
- Close by to Croydon University Hospital

Tenure: Freehold EPC Rating: C

offers in excess of

£350,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH113805



Property Ref:
THH113805 - 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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