



Midhurst Avenue, Croydon CR0 3PR

welcome to

Midhurst Avenue, Croydon

A stunning fully renovated four-bedroom, family home which is well located to Mayday hospital, schools and local amenities. Barnard Marcus is proud to present this stunning 4 bedroom house to market. Whilst being well located to Mayday hospital, schools and local amenities and with the benefit of having bedrooms on both floors, there is a family bathroom on the first floor, shower-room on the ground floor, with an additional w/c, beautiful formal lounge and impressive modern kitchen making it a superb entertaining environment for friends and family.



Location wise is superb for commuters as the nearest train station is West Croydon, approximately 0.7 miles away giving direct access into Central London and various of other destinations. Croydon Town Centre is available for all things shopping and access to gyms, cinemas and restaurants! Excellent schools can also be found in the area such as Chestnut Park Primary School & Harris Invictus Academy Croydon both being highly rated by Ofsted. Internal viewings are highly recommended to appreciate what this home has to offer.

To fully appreciate this home, please call to arrange this and to avoid disappointment.

MIDHURST AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1090 SQ FT - 101.22 SQ M

(EXCLUDING SHED)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF SHED: 68 SQ FT - 6.32 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.



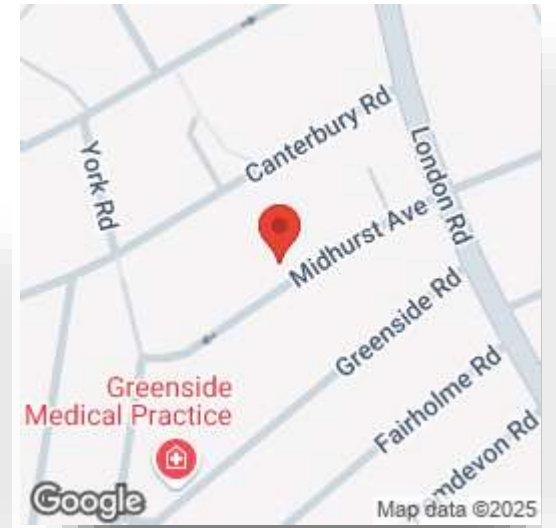
welcome to

Midhurst Avenue, CROYDON

- End-terrace
- Four-bedrooms
- Out-building
- Easily maintained rear garden
- Fully renovated by its current owner
- West Croydon Station in close proximity
- High Ofsted rated schools nearby

Tenure: Freehold EPC Rating: D

£600,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH114160



Property Ref:
THH114160 - 0002

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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