



Priory Road, Croydon CR0 3QZ

welcome to

Priory Road, Croydon

This lovely well proportioned family home in the heart of West Croydon! This beautifully presented three double bedroom house, complete with a spacious loft conversion, offers the perfect blend of modern convenience and traditional charm. As you enter, you'll be greeted by a spacious, light-filled living area that flows seamlessly into a fitted kitchen. The large through lounge boasts a feature fireplace and large bay window complete with shutters. To the rear of the property the kitchen offers ample storage and space to get creative with meals with direct access out to the rear garden it is perfect for family gatherings and entertaining guests.



Upstairs, you'll find three generously sized bedrooms, each offering plenty of natural light and comfortable living space. Two the first floor there is two double bedrooms and a larger than average modern family bathroom. The loft conversion adds even more versatility, serving as an ideal master or guest suite Step outside to discover a private, low-maintenance garden-an oasis for relaxation or al fresco dining. Located in a well-connected area, this home is just a short distance from West Croydon Station, providing easy access to central London and beyond. Enjoy a vibrant community with a variety of shops, cafes, and parks nearby, making it perfect for families and professionals alike. Don't miss the opportunity to own this fantastic home, schedule a viewing today and experience all that this wonderful property has to off.

PRIORY ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1056 SQ FT - 98.11 SQ M
(INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 80 SQ FT - 7.43 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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Priory Road, Croydon

- Mid-terrace
- Through-lounge
- Three bedrooms
- Private rear garden
- Short distance from West Croydon Station

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

offers in excess of

£400,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH114101



Property Ref:
THH114101 - 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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