



**Fairholme Road, Croydon CR0 3PG**



**welcome to**

## **Fairholme Road, Croydon**

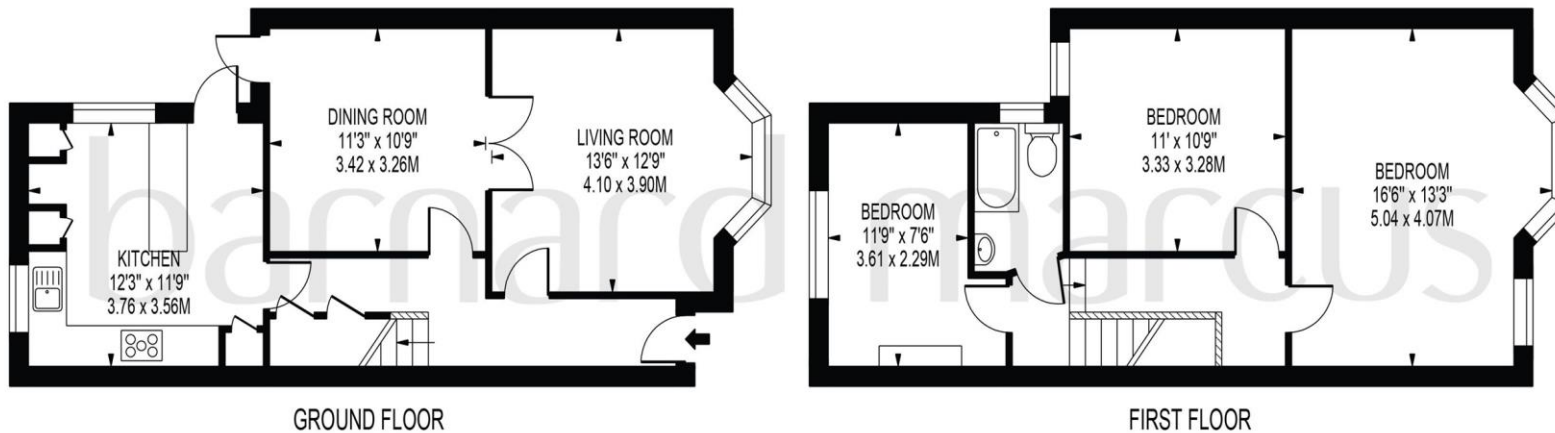
An exceptional three-bedroom semi-detached house offering a perfect blend of comfort, style, and convenience. The property boasts a bright and generously sized reception room, providing an inviting space for relaxation and entertainment. Located just moments from the vibrant amenities along London Road, this exceptional three-bedroom semi-detached house offers a perfect blend of comfort, style, and convenience. The airy dining room offers ample room for hosting gatherings, seamlessly connecting to a large, contemporary kitchen equipped with modern appliances and abundant storage.



Beyond the kitchen, a well-maintained private garden provides a tranquil outdoor retreat, ideal for al fresco dining, gardening, or simply unwinding. Fairholme Road enjoys a prime location with easy access to the extensive array of shops, restaurants, and services available along London Road and throughout Croydon. Excellent transport links are within close reach, including West Croydon Station, along with convenient bus and tram services, ensuring swift connections to Central London and surrounding areas.

## FAIRHOLMES ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1063 SQ FT - 98.74 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.



welcome to

## Fairholme Road, Croydon

- Spacious Reception Room
- Airy Dining Room
- Modern Kitchen
- Private Garden
- Excellent Transport Links
- Three Comfortable Bedrooms
- No Chain

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

offers in excess of

**£475,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/THH114191](https://barnardmarcus.co.uk/Property/THH114191)



Property Ref:  
THH114191 - 0005

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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