



Cecil Road, Croydon CR0 3BP

welcome to

Cecil Road, Croydon

Welcome to this beautifully decorated family home, offering the perfect blend of comfort, style, and practicality. From the moment you step inside, you'll be struck by the warm and inviting atmosphere. The ground floor features a cozy yet spacious reception room ideal for relaxing evenings, a dedicated dining area, and a stunning modern fitted kitchen that opens directly onto a well-maintained garden-an ideal space for summer barbecues, children's play, or peaceful outdoor evenings. This thoughtful layout provides a seamless flow for everyday family life and entertaining guests alike. Upstairs, the home continues to impress with two generously sized double bedrooms, a well-proportioned third bedroom, and a contemporary family bathroom designed with both functionality and elegance in mind.

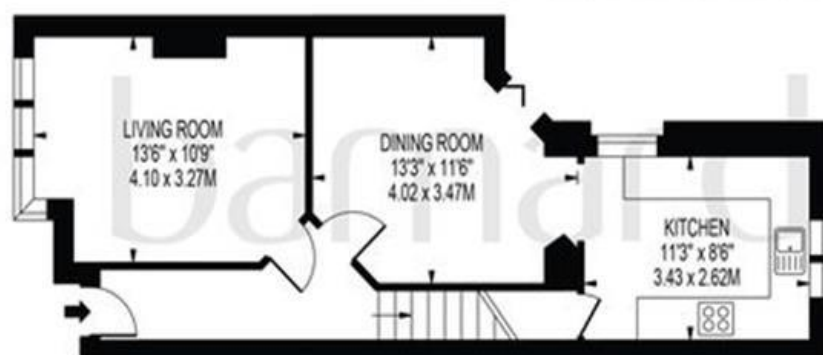


Perfectly positioned close to local shops, schools, and amenities, this home also benefits from excellent transport links, with Thornton Heath Station nearby offering direct access to Central London, as well as reliable bus routes connecting you to surrounding areas. This property truly ticks all the boxes for growing families looking for a move-in-ready home in a convenient and well-connected location.

Permit Parking - £148

CECIL ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 867 SQ FT - 80.56 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.

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Cecil Road, Croydon

- Three Generously Sized Bedrooms
- Spacious Family Reception Room
- Excellent Transport Links via Thornton Heath Station
- Beautifully Decorated Throughout
- Modern Fitted Kitchen with Dining Area
- Well-Maintained Private Garden

Tenure: Freehold EPC Rating: D

offers in excess of

£450,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH114215



Property Ref:
THH114215 - 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.

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