



barnard marcUS

Boston Road, Croydon CR0 3EE

welcome to

Boston Road, Croydon

This property presents an excellent opportunity for someone to personalize and make it their own. It features two spacious double bedrooms, bathroom, two generous reception rooms, and a separate kitchen. Additional benefits include plenty of storage space, and a sizable garden. Boston Road is perfectly situated for those who need easy access to Central London, with both West Croydon and East Croydon stations nearby, along with several local tram stops. The property also benefits from being 10 minute walk to Mayday Hospital. The property offers excellent transport links, making commuting to The City and Gatwick hassle-free. In addition to these fantastic connections, the area is well-served by trams and regular bus routes. The property is also just a short distance from a wide range of local amenities, and with Croydon's ongoing and upcoming developments, it stands to benefit even further. Given the high demand in the area, we highly recommend scheduling an internal viewing to fully appreciate the charm of this home and avoid missing out.



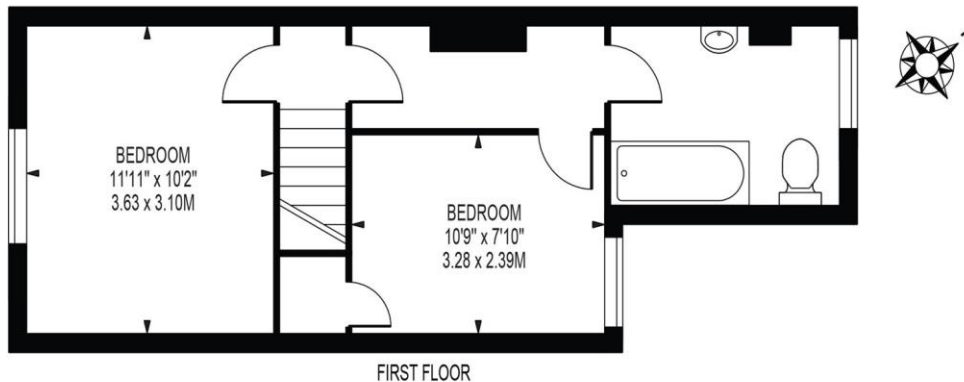
BOSTON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 712 SQ FT - 66.15 SQ M

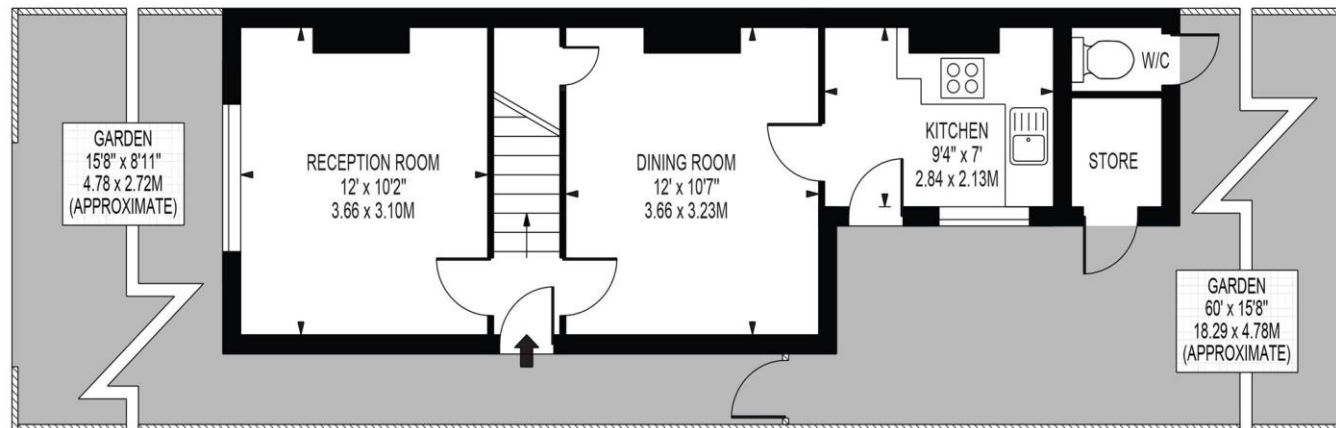
(EXCLUDING STORE & W/C)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF W/C: 9 SQ FT - 0.84 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF STORE: 16 SQ FT - 1.49 SQ M



FIRST FLOOR



GROUND 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

Boston Road, Croydon

- No Chain
- Semi-detached
- Two double bedrooms
- Sizeable garden
- Walking distance to Croydon University Hospital

Tenure: Freehold EPC Rating: D
Council Tax Band: 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/THH114168



Property Ref:
THH114168 - 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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020 8683 0190



thorntonheath@barnardmarcus.co.uk



4-5 Brigstock Parade, London Road,
THORNTON HEATH, Surrey, CR7 7HW



barnardmarcus.co.uk