



Broadway Avenue, Croydon CR0 2LP

welcome to

Broadway Avenue, Croydon

Charming three-bedroom home on Broadway Avenue, offered with no onward chain and full of character and modern comfort. Tucked away on the ever-popular Broadway Avenue, this delightful three-bedroom residence effortlessly combines period character with modern convenience. With approximately 814 sq ft (75.66 sq m) of internal living space, this charming property offers a warm and inviting ambiance ideal for growing families, professionals, or those seeking a stylish yet homely retreat. Step through the front door into a bright and airy lounge, spanning over 22 feet in length.

This generous space, bathed in natural light through large front windows, is perfect for relaxing or entertaining. Adjacent, the sleek kitchen features contemporary cabinetry, quality integrated appliances, and thoughtful touches that make it both functional and attractive. A beautifully tiled bathroom with separate shower, with stylish fixtures and a soothing neutral palette, completes the ground floor.

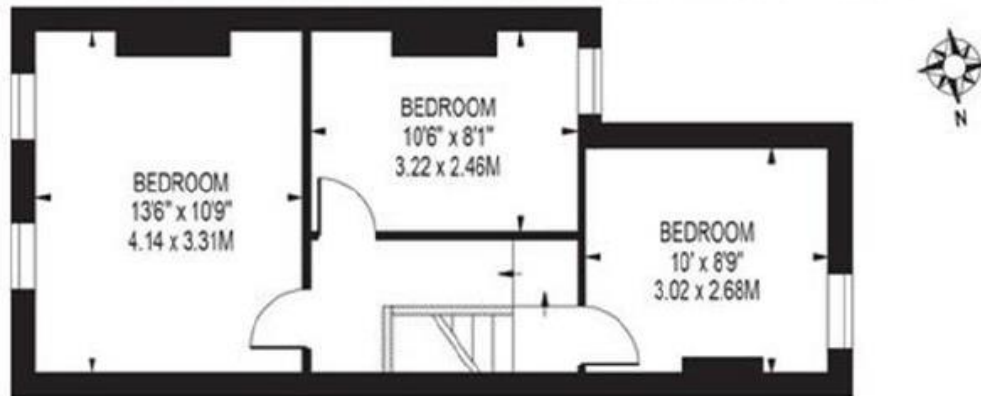


Upstairs, the home continues to impress with three well-proportioned bedrooms. The principal bedroom offers a spacious retreat with ample room for storage and cozy decor, while the additional two bedrooms provide flexibility for family use, a guest room, or a home office - ideal for today's lifestyle. Outside, the private garden offers a peaceful escape - a perfect spot for alfresco dining, gardening, or enjoying the sunshine. Situated on a picturesque residential street lined with classic Victorian facades, this property is just a short stroll from local shops, green spaces, schools, and excellent transport links including a walkable distance to Thornton Heath and Selhurst Stations, making commuting and daily errands a breeze.

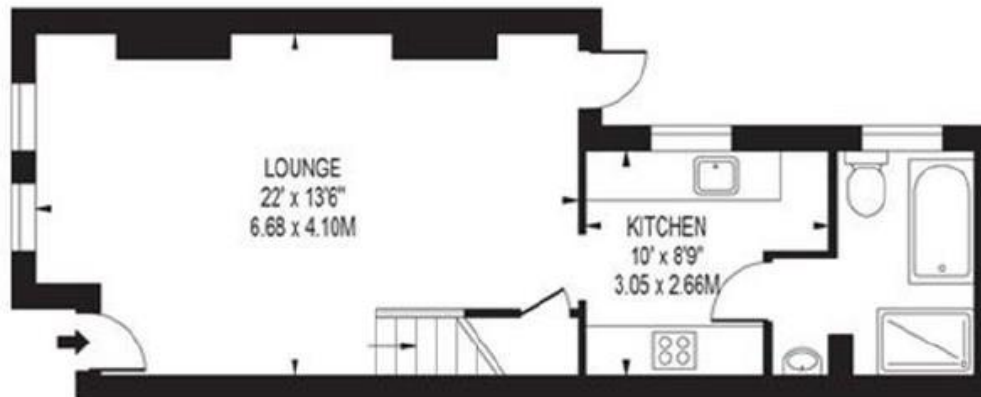
...

BROADWAY AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 814 SQ FT - 75.66 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, ENQUIRES 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

Broadway Avenue, Croydon

- Victorian terrace
- Three Well-Proportioned Bedrooms Offering Flexible Living Space
- No Chain
- Stylish Modern Kitchen with Integrated Appliances
- Contemporary Family Bathroom with Elegant Finishes
- Private Rear Garden - Perfect for Outdoor Dining and Leisure
- Prime Location on a Sought-After Residential Street Close to Transport Links and Amenities

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/THH114241



Property Ref:
THH114241 - 0012

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.



barnard marcus



020 8683 0190



thorntonheath@barnardmarcus.co.uk



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



barnardmarcus.co.uk