



Queens Road, Croydon CR0 2PX

welcome to

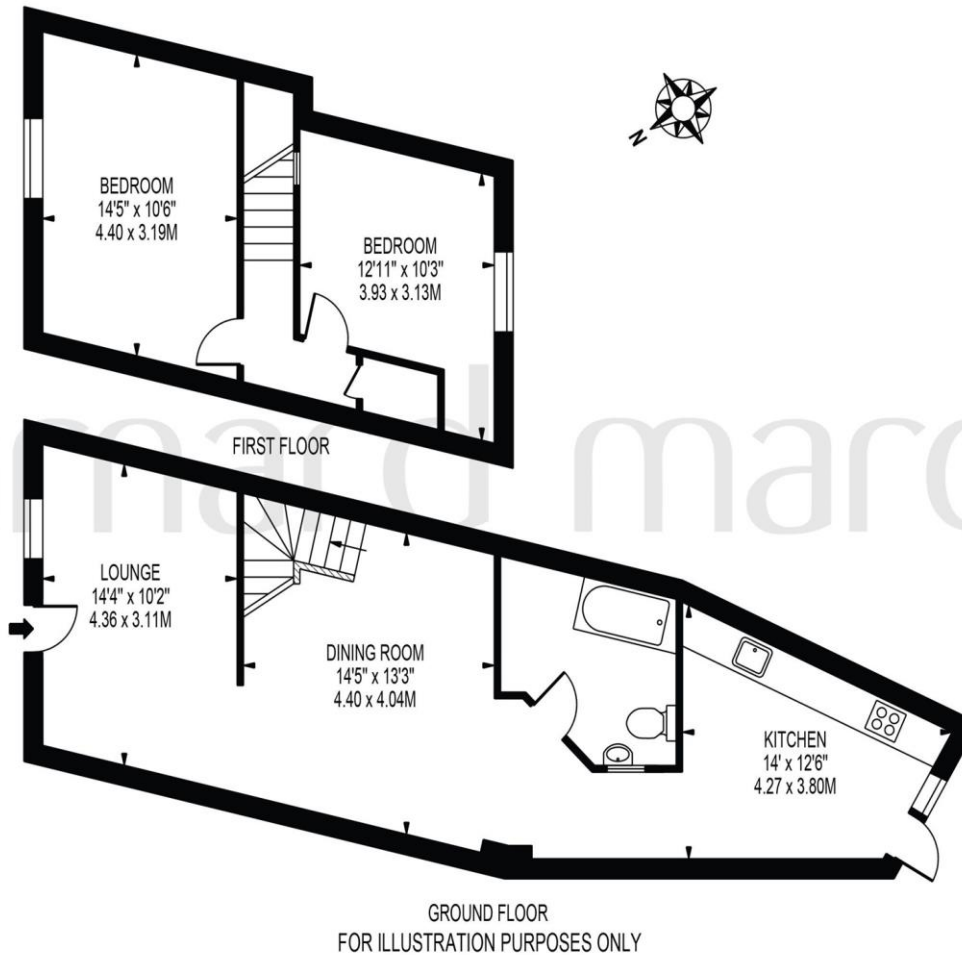
Queens Road, Croydon

This charming mid-terrace property offers a perfect blend of modern style and comfortable living. This charming mid-terrace property offers a perfect blend of modern style and comfortable living. Situated in a sought-after location and offered chain-free, this home is ideal for first-time buyers, downsizers, or investors. Step inside to a bright and airy lounge and dining area, perfect for relaxing or entertaining. The space flows effortlessly into a beautiful, modern kitchen, fully integrated with sleek cabinetry and appliances, and direct access to a private rear garden - ideal for outdoor dining or enjoying a quiet moment. Upstairs, you'll find two generously sized double bedrooms and a stylish, fully tiled three-piece bathroom finished to a high standard.



QUEENS ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 940 SQ FT - 87.32 SQ M



Kitchen

Irregular Shaped Room 14' maximum x 12' 6" maximum (4.27m maximum x 3.81m)

Dining Room

Irregular Shaped Room 14' 5" maximum x 13' 3" maximum (4.39m maximum x 4.04m)

Lounge

Irregular Shaped Room 14' 4" maximum x 10' 2" maximum (4.37m maximum x 3.10m)

Bedroom

Irregular Shaped Room 14' 5" maximum x 10' 6" maximum (4.39m maximum x 3.20m)

Bedroom

Irregular Shaped Room 12' 11" maximum x 10' 3" maximum (3.94m maximum x 3.12m)

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

Queens Road, Croydon

- Chain-free sale
- Two spacious double bedrooms
- Stylish three-piece modern bathroom
- Bright open-plan lounge/dining area
- Fully integrated contemporary kitchen
- Mid-terrace

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

offers in excess of
£330,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH114314



Property Ref:
THH114314 - 0017

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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barnard marcus



020 8683 0190



thorntonheath@barnardmarcus.co.uk



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



barnardmarcus.co.uk