



Cameron Road, Croydon CR0 2SR

welcome to

Cameron Road, Croydon

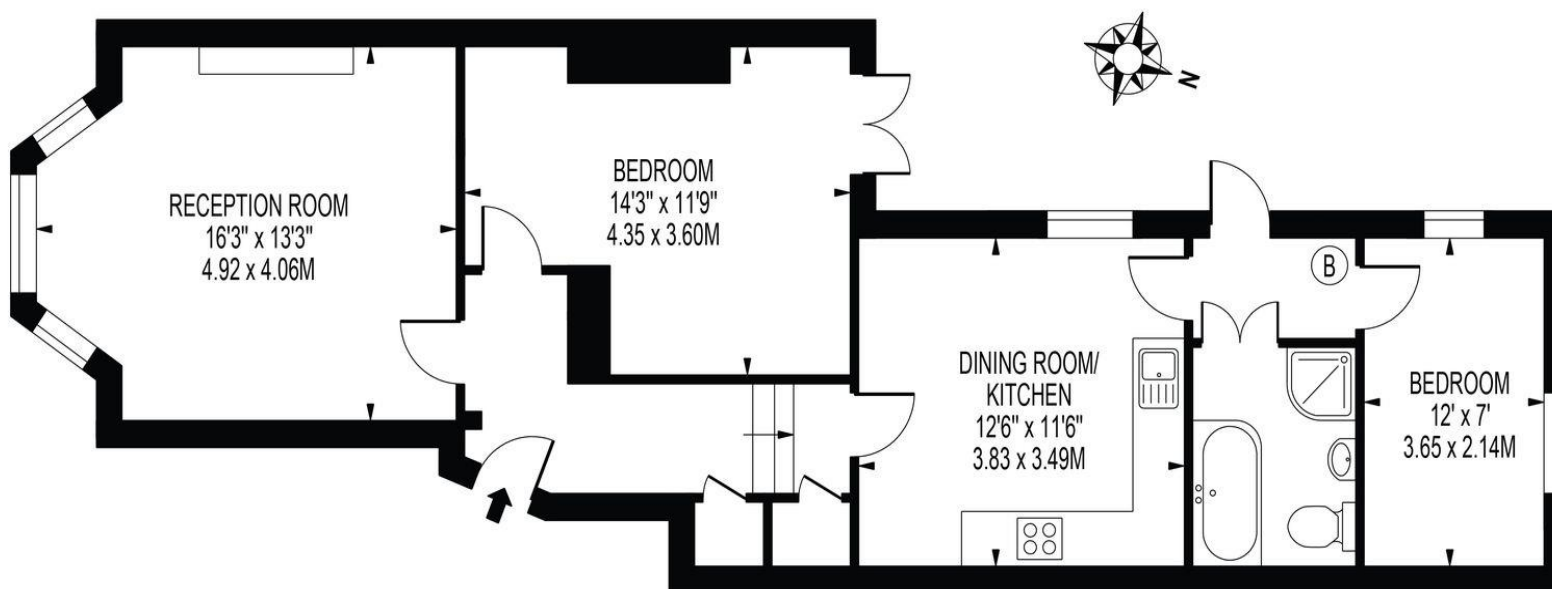
This beautifully presented ground floor conversion flat is ideally located on the sought-after Cameron Road in Croydon and is offered to the market chain-free. Boasting a bright and airy feel throughout, the home benefits from a generous and well-thought-out layout that perfectly combines character with modern living. The property features two well-proportioned double bedrooms, a spacious reception room, and a stylish kitchen/diner with direct access to a private rear garden-ideal for entertaining or relaxing outdoors. The bathroom offers both a bath and a separate shower, providing versatility and comfort for everyday living. This charming flat also includes the rare benefit of off-street parking, enhancing convenience for residents and visitors alike. With high ceilings, large windows, and tasteful finishes throughout, the home is filled with natural light and offers a warm, welcoming atmosphere.



Situated on Cameron Road, the property is exceptionally well-connected. West Croydon and East Croydon stations are both within easy reach, offering fast and frequent services into Central London, including London Bridge and Victoria. Tram and bus links are also nearby, making commuting or exploring the surrounding areas straightforward and stress-free. Whether you're a first-time buyer, downsizer, or investor, this spacious and stylish home represents a fantastic opportunity to own a versatile property in a well-connected and increasingly popular location.

CAMERON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 762 SQ FT - 70.81 SQ M



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.



Kitchen/Dining Room

12' 6" x 11' 6" maximum (3.81m x 3.51m maximum)

Reception

16' 3" into bay x 13' 3" into recess (4.95m into bay x 4.04m into recess)

Bedroom

Irregular Shaped Room 14' 3" maximum x 11' 9" maximum (4.34m maximum x 3.58m)

Bedroom

12' x 7' (3.66m x 2.13m)

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- Chain-free ground floor conversion flat
- Spacious layout with two double bedrooms
- Bright and airy reception and living spaces
- Kitchen/diner with direct access to private garden
- Modern bathroom with both bath and shower
- Off-street parking and excellent transport links

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 1382.09

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Mar 1987. Should you require further information please contact the branch.
Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£300,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH114286



Property Ref:
THH114286 - 0006

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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