



Marden Crescent, Croydon CR0 3ER

welcome to

Marden Crescent, Croydon

This beautifully presented two-bedroom home in Marden Crescent offers modern interiors, a generous garden, and fantastic access to transport, schools and amenities. A perfect blend of comfort and convenience — ready to move straight in! This charming two-bedroom home offers a perfect blend of comfort and style, ideal for first-time buyers, small families, or investors. The ground floor features a spacious reception room that flows seamlessly into a modern kitchen and dining area, creating a welcoming space for everyday living and entertaining. Upstairs, two well-proportioned bedrooms provide peaceful retreats, complemented by a contemporary bathroom. The property also benefits from a generous garden and a versatile shed, offering additional space for storage, hobbies, or a home office setup. The interiors are tastefully decorated throughout, with a clean, modern finish that enhances the natural light and sense of space.



Located in the heart of Croydon, Marden Crescent enjoys excellent transport links, including easy access to East Croydon Station, making commuting into Central London straightforward. It's also conveniently close to West Croydon Station, which offers London Overground, National Rail, and Tram services. The tram network provides direct connections to Elmers End, Beckenham Junction, and New Addington, enhancing accessibility across South London. The area is well-served by local amenities such as shops, restaurants, and green spaces, while nearby schools offer great options for families. Additionally, Marden Crescent is within easy reach of Valley Park on Purley Way, a vibrant retail park featuring a wide selection of major stores, dining options, and leisure facilities—perfect for shopping and entertainment.

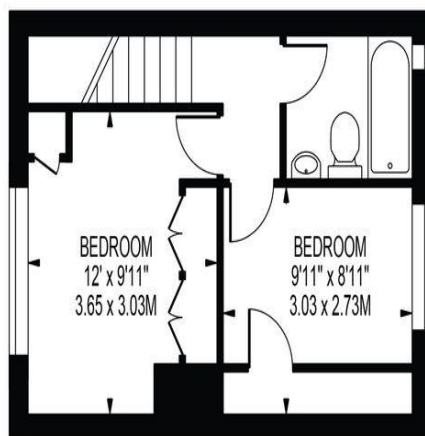
This is a well-rounded home in a sought-after location — ready to move into and enjoy.

MARDEN CRESCENT

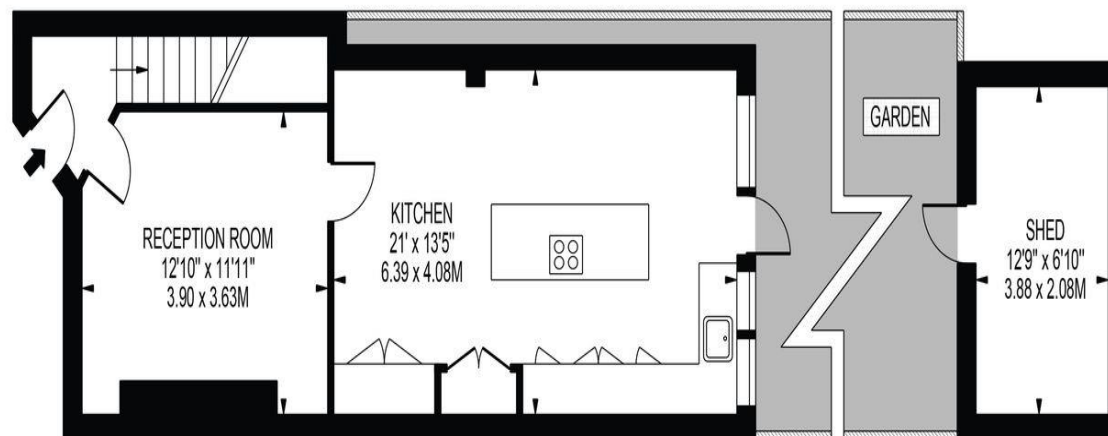
APPROXIMATE GROSS INTERNAL FLOOR AREA: 783 SQ FT - 72.73 SQ M

(EXCLUDING SHED)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF SHED: 87 SQ FT - 8.07 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.



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Marden Crescent, Croydon

- Mid-terrace
- Two-bedroom
- Private Garden
- Prime Location
- Family-Friendly Area
- Modern Interiors

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

offers in excess of

£375,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH114456



Property Ref:
THH114456 - 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.

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