



Kimberley Road, Croydon, CR0 2PW

welcome to

Kimberley Road, CROYDON

Spacious four-bedroom, two-bathroom home set over three floors with modern interiors and approx. 1,262 sq ft of living space. Ideally located near East Croydon Station, excellent schools, and vibrant local amenities.

Welcome to Kimberley Road, CR0 - a spacious and well-presented four-bedroom, two bathroom home, offering approximately 1,262 sq ft of internal living space across three floors, a beautiful rear garden and off-street parking. With a bright and modern interior, this property is ideal for families or professionals seeking comfort and convenience in a well-connected part of Croydon, situated on a very family friendly street. The ground floor features a generous open-plan kitchen, dining and living area and is complemented by a separate second reception room, making it ideal for entertaining. Upstairs, three well sized bedrooms and a family bathroom providing ample space, while the top floor offers a large fourth bedroom and ensuite bathroom, perfect as a principal suite or flexible workspace. Outside, the private rear garden is a low maintenance sanctuary that can be enjoyed all year round. Inside, natural light fills the home, enhancing its airy and welcoming feel.



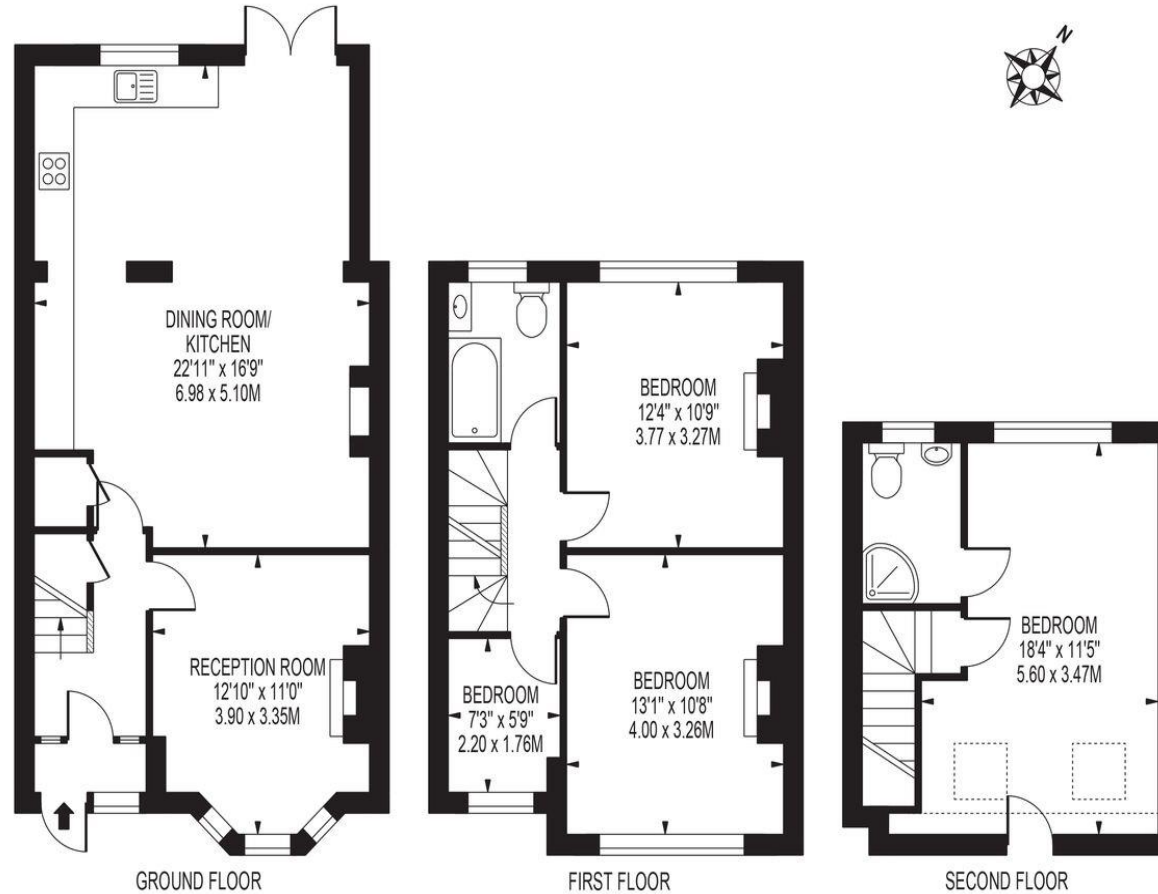
Located within easy reach of Thornton Heath station as well as both West and East Croydon stations, the property benefits from excellent transport links to Central London and Gatwick Airport. Families will appreciate nearby schools such as Eccelsbourne Primary, The Brit School and Harris Invictus Academy. Local amenities include a variety of shops, cafés, and parks, offering a vibrant yet relaxed lifestyle in a sought-after residential area.

Agents Note: The Land Registry title is spending update to sole proprietorship. Please make any necessary enquiries with your conveyancer.

KIMBERLEY ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1262 SQ FT - 117.26 SQ M
(INCLUDING RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 13 SQ FT - 1.23 SQ M



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

Kimberley Road, CROYDON

- Four spacious bedrooms across three floors
- Separate reception room for added comfort
- Two bathrooms
- Modern interiors
- Bright open-plan kitchen and dining area
- Walking distance to shops, cafés, and parks
- Close to top-rated local schools
- Excellent transport links via East Croydon Station

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

offers in excess of

£500,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH114497



Property Ref:
THH114497 - 0005

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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