



Sutherland Road, Croydon CR0 3QG

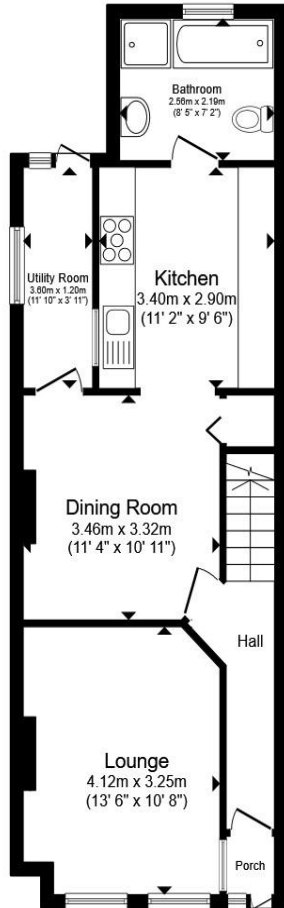
welcome to

Sutherland Road, Croydon

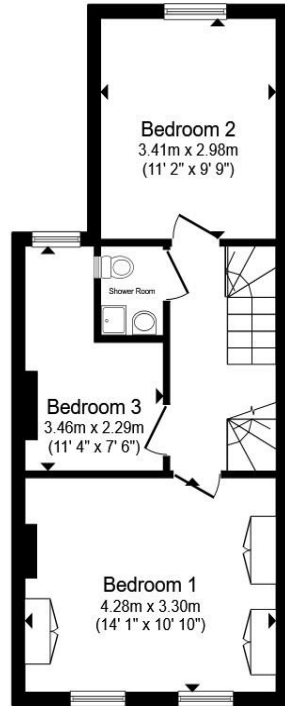
This spacious three-storey home offers an excellent opportunity for buyers looking to create their ideal living space. With an overall floor area of approximately 1,227 sq. ft., the property provides generous proportions throughout and is arranged over three levels, including a converted loft room. The ground floor features two well-sized reception rooms and a kitchen leading to a rear garden, offering plenty of scope for modernisation and personalisation. Upstairs, there are three bedrooms and a family bathroom, while the top floor boasts a versatile loft room, perfect as an additional bedroom, home office, or hobby space. Outside, the property benefits from a private garden and a useful outbuilding for storage. While the home requires some cosmetic updating, it presents a fantastic blank canvas for those wishing to design a space that truly reflects their style. With its flexible layout and potential for improvement, this property is ideal for families or anyone seeking a project in a well-connected location.



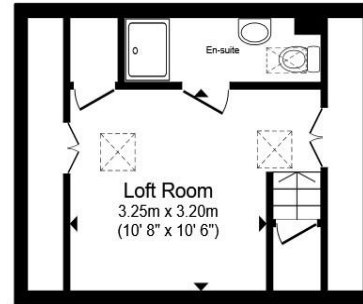
Sutherland Road enjoys excellent transport links, with West and East Croydon stations nearby for fast connections to Central London and Gatwick. The area offers good schools, local amenities, and green spaces such as Wandle Park, while Croydon town centre provides shopping, dining, and leisure options.



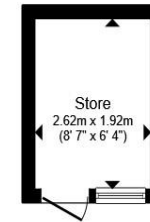
Ground Floor



First Floor



Second Floor



Outbuilding



Total floor area 113.9 m² (1,227 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Sutherland Road, Croydon

- Spacious layout
- Three bedrooms plus loft room
- Two reception rooms
- Private rear garden
- Great potential
- Excellent location

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

offers in excess of

£450,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH114547



Property Ref:
THH114547 - 0002

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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