

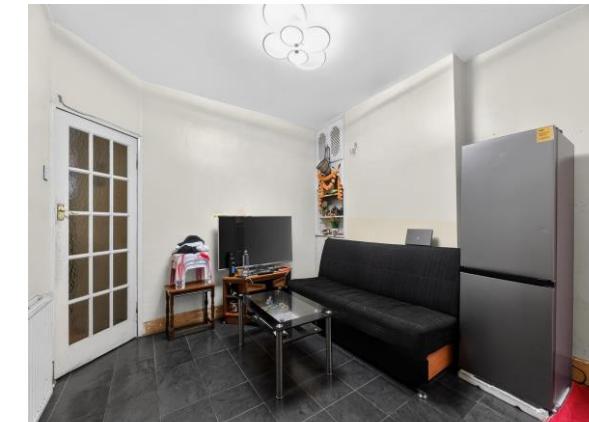


**Sutherland Road, Croydon CR0 3QG**

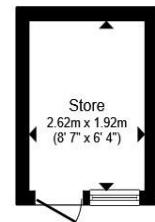
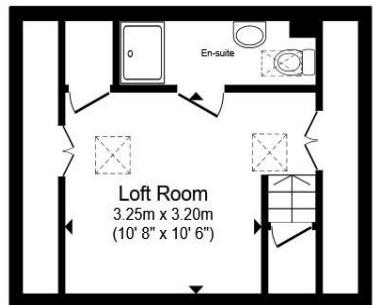
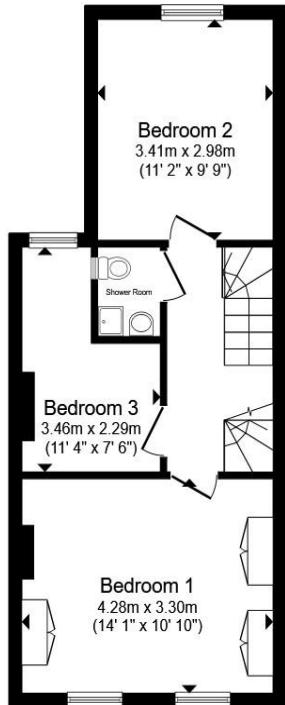
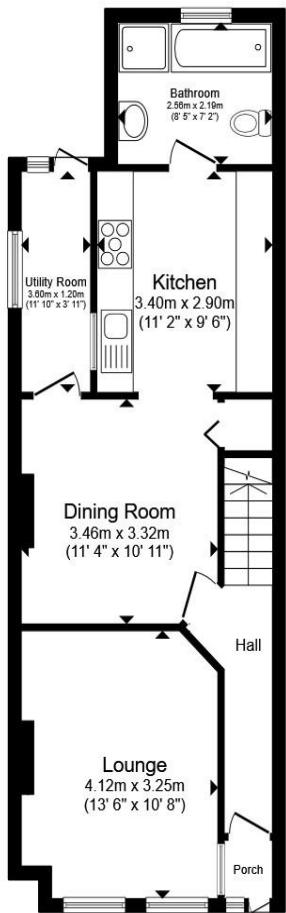
welcome to

## 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.



**Total floor area 113.9 m<sup>2</sup> (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](http://www.propertybox.io)

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## 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

**£425,000**



view this property online [barnardmarcus.co.uk/Property/THH114547](http://barnardmarcus.co.uk/Property/THH114547)

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Property Ref:  
THH114547 - 0003

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