



Rosecourt Road, Croydon CR0 3BS

welcome to

Rosecourt Road, Croydon

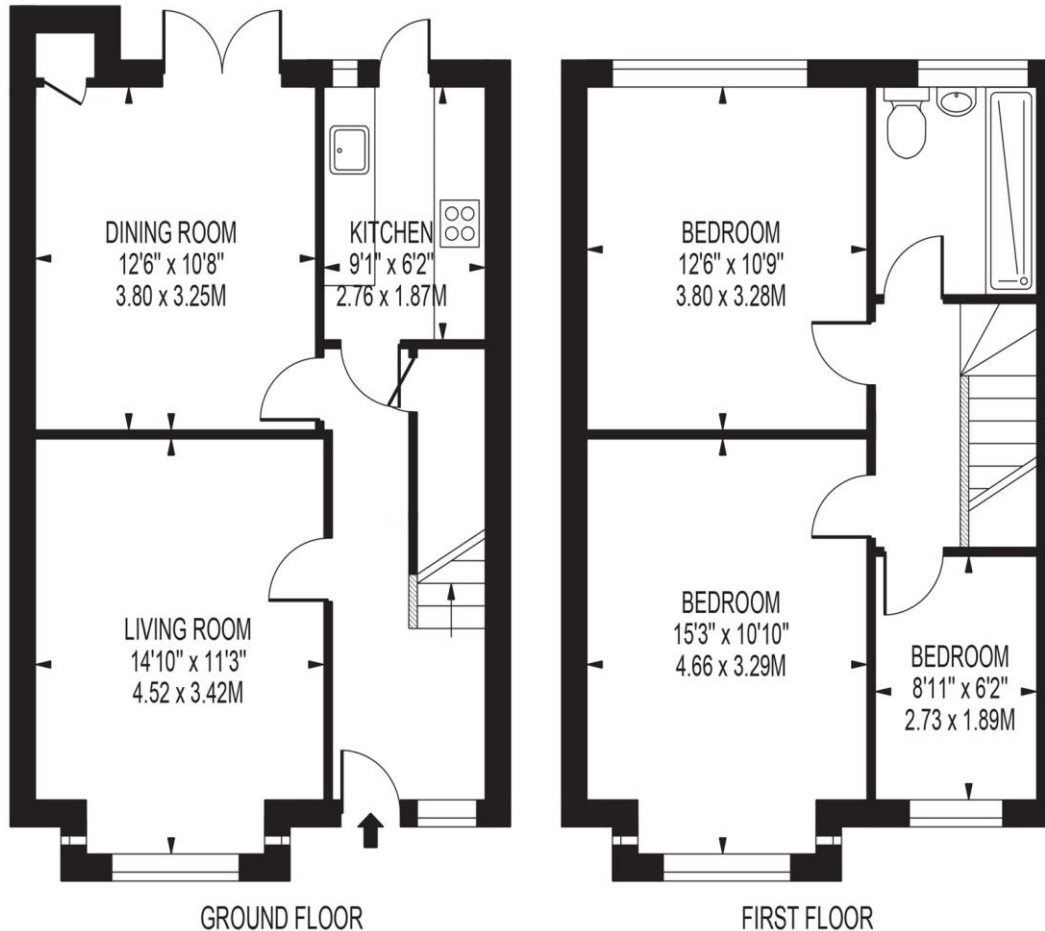
Guide price £425,000 - £450,000: A charming three-bedroom family home, beautifully presented and upgraded by its current owners to a high standard, offering the perfect blend of comfort, style, and convenience. Located in the heart of Croydon, this property is ideal for families and professionals looking to step onto the property ladder. This lovely home features two spacious reception rooms, creating a warm and inviting atmosphere-perfect for relaxing or entertaining guests. The modern fitted kitchen is equipped with a range of integrated appliances, including a built-in oven, hob, and brand-new washer-dryer. With ample work surfaces, it's an ideal space for culinary enthusiasts. The kitchen leads to the recently landscaped rear garden, which boasts new sandstone paving, new fencing, and a fresh lawn, making it perfect for outdoor gatherings and barbecues. On the first floor, there are three well-proportioned bedrooms, all bright and airy, providing a peaceful and comfortable retreat. The master bedroom is especially spacious and includes built-in wardrobes for excellent storage. You'll also find a modern three-piece bathroom, offering the perfect place to unwind with a long soak in the tub after a busy day.



Additional benefits include a recently installed feature fireplace, freshly plastered and painted walls, new laminate flooring, fresh carpets in the bedrooms, and ample storage throughout. New double-glazed windows and a front door enhance the home's energy efficiency. The property also features a driveway, providing convenient off-street parking. Rosecourt Road is ideally located, with easy access to both tram and local bus routes, making it perfect for commuters traveling to East and West Croydon stations, which offer fast connections to central London. The area is well-served by a variety of shops, bars, and restaurants, as well as parks and green spaces. For families, there are several highly rated Ofsted schools nearby, making this property an excellent choice.

ROSECOURT ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 933 SQ FT - 86.68 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.
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Lounge

14' 10" into bay x 11' 3"
(4.52m into bay x 3.43m)

Dining Room

12' 6" plus cupboard x 10' 8"
(3.81m plus cupboard x 3.25m)

Kitchen

9' 1" Maximum x 6' 2" Maximum
(2.77m Maximum x 1.88m Maximum)

Bedroom

12' 6" x 10' 9"
(3.81m x 3.28m)

Bedroom

15' 3" into bay x 10' 10"
(4.65m into bay x 3.30m)

Bedroom

8' 11" x 6' 2"
(2.72m x 1.88m)



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- Stunning 1930s home
- Modern decor throughout
- Upstairs bathroom
- Potential to add an additional floor (stpp)
- Off street parking

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

Guide price

£425,000 - £450,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH114290



Property Ref:
THH114290 - 0018

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