



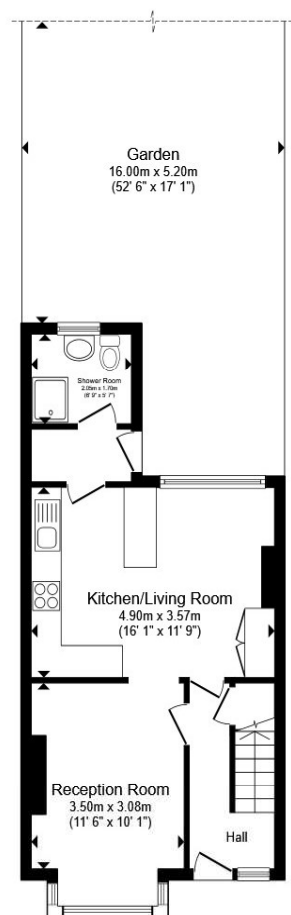
Meadvale Road, Croydon CR0 6JZ

welcome to
Meadvale Road, Croydon

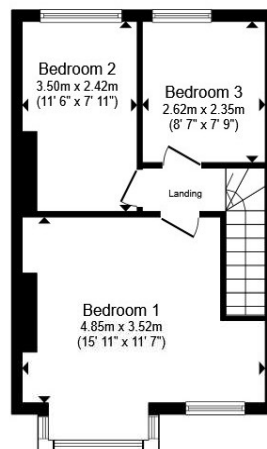
**** GUIDE PRICE £400,000 - £425,000 ****

3 Bedroom family home located on quiet residential road with free on street parking close to schools, transport links and amenities.





Ground Floor



First Floor



Nestled on Meadvale Road, this well maintained 3 bedroom family home offers generous living space, a fantastic garden, and a convenient location close to transport links and local amenities.

The entrance hall leads to a bright and spacious living room, beautifully enhanced by a large bay window that fills the room with natural light. The layout provides access to the kitchen from both the living room and hallway, creating an excellent flow throughout the ground floor. The generous kitchen/diner offers ample storage cupboards, a practical breakfast bar, and space for family dining, with a large window overlooking the rear garden.

Beyond the kitchen, a separate hallway provides access to the garden and the stylish family shower room, complete with neutral tiling, a walk-in shower, heated towel rail, vanity sink unit, and natural ventilation.

Upstairs are 3 well-proportioned bedrooms, including an impressive principal bedroom spanning the full width of the house, offering plenty of space for furniture and a dressing area. The second bedroom is a comfortable double, while the third is a generous single.

Outside, the generous rear garden features a patio and lawn, perfect for entertaining, relaxing, or children's play. Enjoying a peaceful setting, the garden is private and not overlooked.

Located within walking distance of East Croydon Station, local schools, green spaces, Addiscombe High Street, and tram links, this home combines convenience with a quiet setting.

Total floor area 78.9 m² (849 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



Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

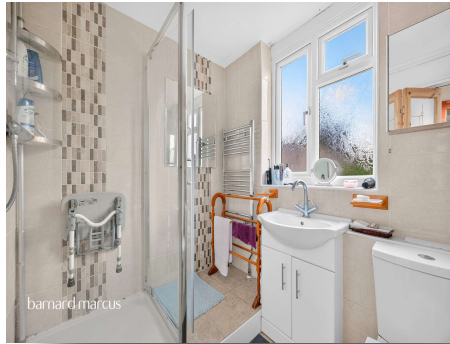
Meadvale Road, Croydon

- GUIDE PRICE £400,000 - £425,000
- Free On Street Parking
- Close To Transport Links
- 3 Generous Bedrooms
- Ideally Located for Schools and Addiscombe High Street

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

guide price

£425,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CRY113341



Property Ref:
CRY113341 - 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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