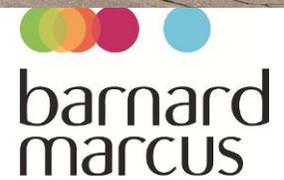




Aurelia Road, Croydon CR0 3BE



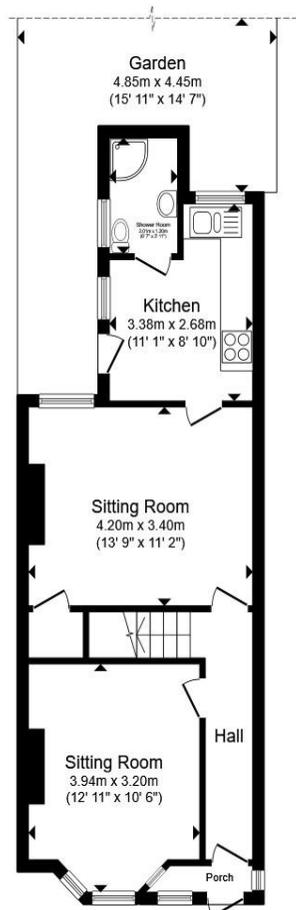
welcome to

Aurelia Road, Croydon

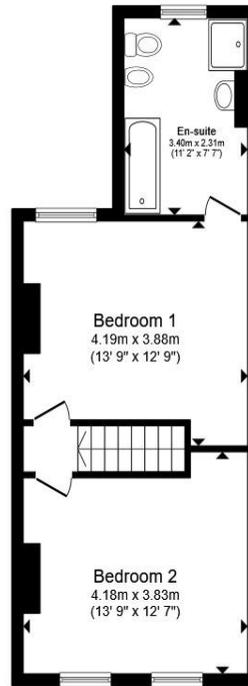
A beautifully presented two-bedroom freehold home, this elegant property on Aurelia Road offers stylish interiors, generous living space and a wonderfully inviting atmosphere throughout. A beautifully presented two bedroom freehold home, this elegant property on Aurelia Road showcases stylish interiors, generous living spaces and a warm, inviting atmosphere throughout. Set behind a neat and well-maintained front garden, the house welcomes you into a spacious hallway leading to two bright and versatile reception rooms. These rooms offer wonderful flexibility for both relaxed everyday living and more formal entertaining, each benefiting from excellent natural light and attractive décor. To the rear, the contemporary kitchen has been thoughtfully designed with modern cabinetry, ample worktop space and direct access to the garden. The private rear garden is a standout feature, offering a delightful combination of patio and lawned areas—ideal for alfresco dining, hosting, or simply unwinding in a peaceful outdoor setting.



Upstairs, the property continues to impress with two well-proportioned double bedrooms, both thoughtfully decorated to create calm, comfortable and restful spaces. The stylish family bathroom is finished to a high standard with modern tiling and fittings, delivering a fresh and contemporary feel. Further benefits include permit parking, a front and rear garden, and the security and convenience of the home being freehold. Ideally positioned for everyday convenience, the area offers excellent transport links, including nearby rail stations and frequent bus routes, providing swift connections into central London and surrounding areas. A wide selection of local shops, supermarkets, cafés, and green spaces are all close by, making this an appealing choice for commuters, first-time buyers and families seeking both comfort and connectivity.



Ground Floor



First Floor



Total floor area 86.3 m² (929 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

Aurelia Road, Croydon

- Beautifully presented two-bedroom freehold home
- Two spacious double bedrooms
- Two bright and versatile reception rooms
- Private rear garden plus front garden
- Permit parking and superb transport links nearby

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

offers in excess of

£375,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH114700



Property Ref:
THH114700 - 0004

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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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