

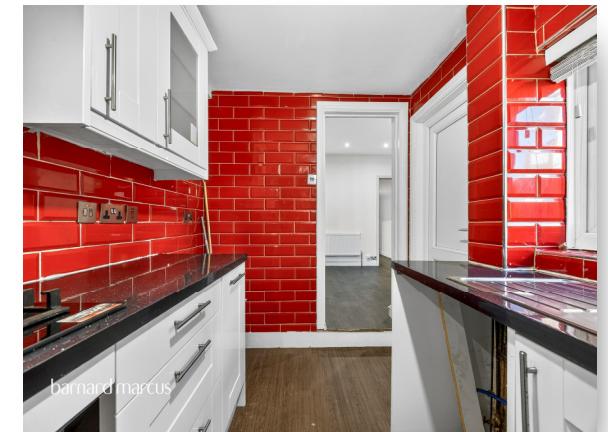


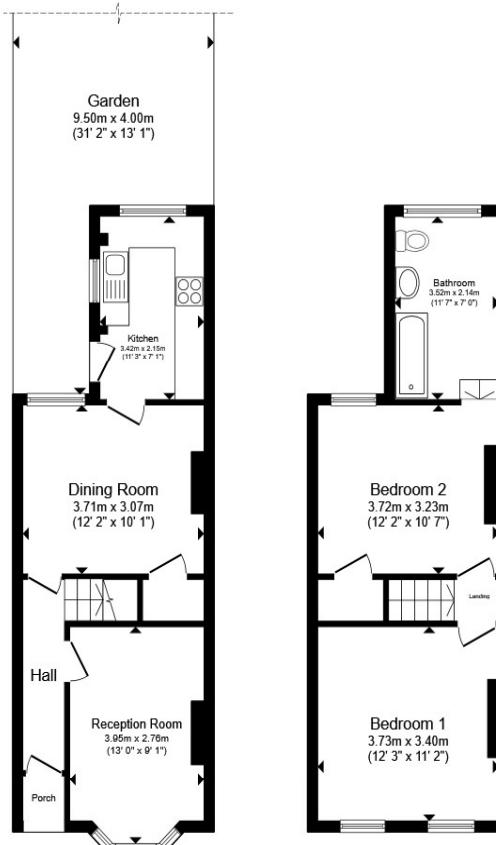
Old Town, Croydon CR0 1AU



**welcome to
Old Town, Croydon**

Chain free 2 double bedroom freehold house. In crisp, modern condition throughout, a turnkey move in ready opportunity to acquire a spacious and versatile home.



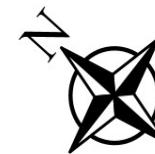


**Ground
Floor**

First Floor

Total floor area 75.4 m² (811 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



A beautifully presented 2 double bedroom terraced house located in the popular Old Town area of Croydon, offered chain free and ready to move straight into. The ground floor comprises a handy entrance porch leading into a welcoming hallway, opening through to a bright and stylish living room featuring modern laminate flooring and a charming bay window. Further along is a separate dining room, finished in a fresh and contemporary style with a large window allowing plenty of natural light. From here, the property flows into a trendy white gloss kitchen with retro-style tiling, ample cupboards and integrated oven with gas hob. A door from the kitchen provides access to the generous rear garden, which benefits from a patio area ideal for entertaining, a lawned section and a rear gate for convenient access.

Upstairs are 2 exceptionally spacious double bedrooms. The principal bedroom enjoys two large windows creating a wonderfully bright space, while the second bedroom is equally well proportioned and includes a built-in storage cupboard. The modern family bathroom is accessed from the second bedroom and offers a contemporary suite with shower over bath, vanity unit with storage and a window for natural ventilation.

Ideally located for excellent transport links into Central London via tram, bus routes and nearby East Croydon and Waddon stations, and within easy walking distance of Wandle Park, this home is a perfect turnkey opportunity.



welcome to

Old Town, Croydon

- CHAIN FREE
- 2 Double Bedrooms
- Modern Throughout
- Generous Garden
- Upstairs Bathroom
- 2 Reception Rooms

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£350,000



view this property online barnardmarcus.co.uk/Property/CRY112936

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.



Property Ref:
CRY112936 - 0003

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.



Please note the marker reflects the postcode not the actual property



020 8680 9226



Croydon@barnardmarcus.co.uk



50 Lower Addiscombe Road, Croydon, Surrey,
CR0 6AA



barnardmarcus.co.uk