



**Hawthorn Crescent, South Croydon CR2 8PD**



**welcome to**

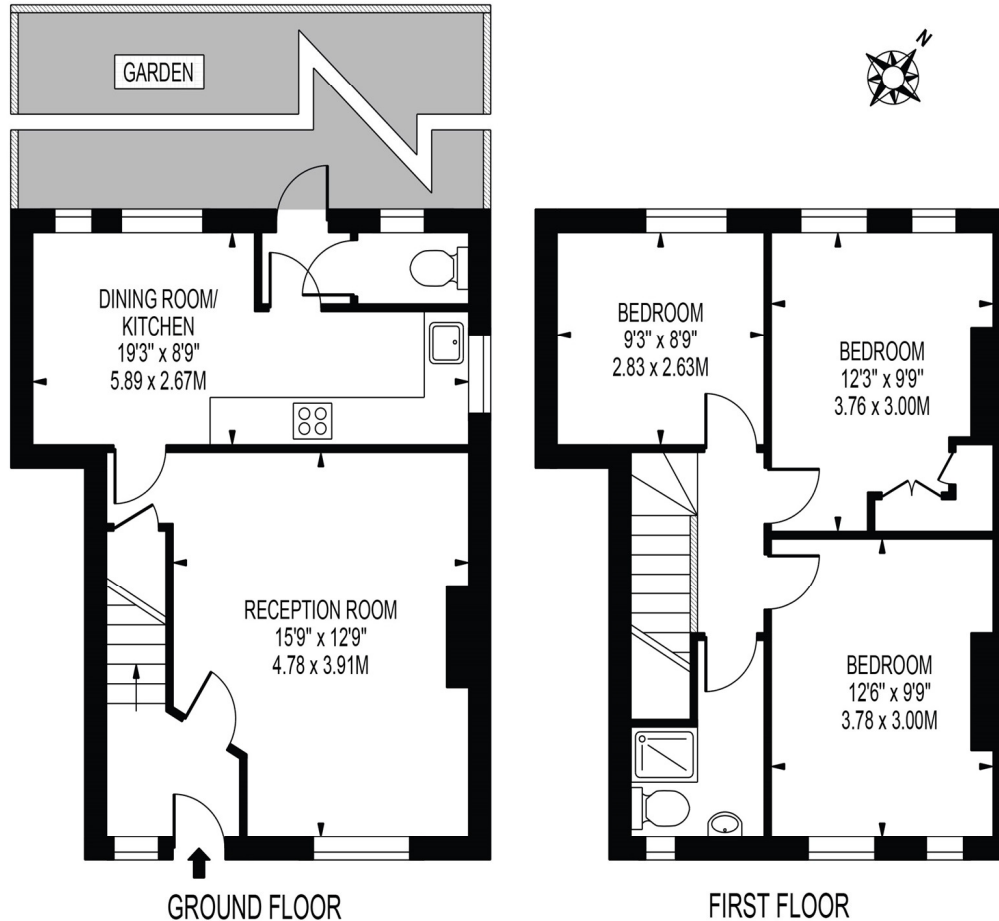
## **Hawthorn Crescent, South Croydon**

Barnard Marcus are proud to present this three-bed end terrace family home with the nature reserve close by and rolling hills and woods giving the feel of the countryside.



# HAWTHORN CRESCENT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 870 SQ FT - 80.86 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. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Nestled in a cul de sac location is this three-bed end terrace family home with the nature reserve close by and rolling hills and woods giving the feel of the countryside but excellent schools and shops, bars, and restaurants within 1/2 mile with bus routes into East Croydon and then 15 minutes to London. Nicely decorated with wood style flooring, gas central heating and double glazing, extended kitchen/diner, 3 beds upstairs and family bathroom, large, landscaped corner plot garden with double garage to rear.

**welcome to**

## **Hawthorn Crescent, South Croydon**

- 3 Bedroom
- Close to Excellent Schools
- Double Garage
- Good Transport Links
- Landscape Garden

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

Price

**£525,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SCS109870](https://barnardmarcus.co.uk/Property/SCS109870)



Property Ref:  
SCS109870 - 0002

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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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