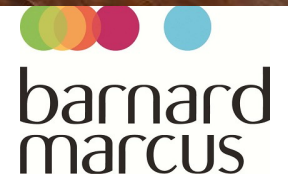




barnard marcus

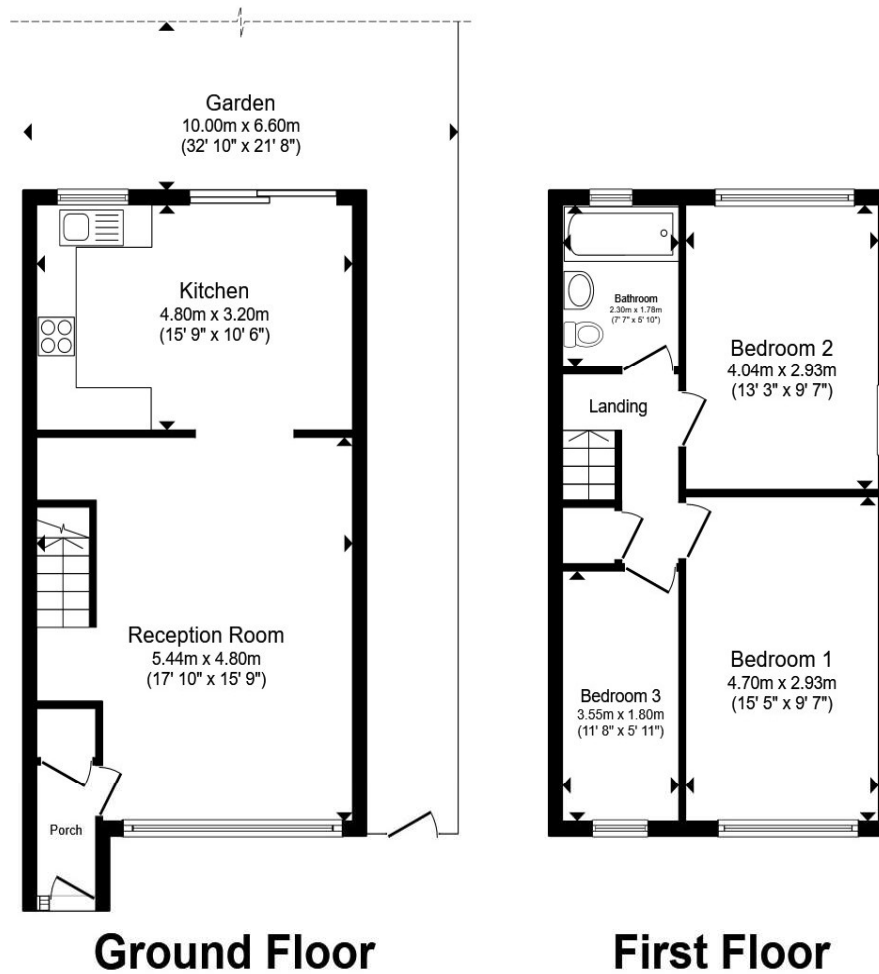
**Turnpike Link, Croydon CR0 5NT**



**welcome to**  
**Turnpike Link, Croydon**

A beautifully presented chain free 3 bedroom house on Park Hill, with garage, pretty private garden and move in ready. A short distance from East Croydon Station. \*Some images are CGI generated\*





Total floor area 84.8 m<sup>2</sup> (913 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](http://www.propertybox.io)



Chain free and freehold, this beautifully presented 3 bedroom home on Turnpike Link is move-in ready and perfectly suited to modern family living. The ground floor offers a welcoming entrance hallway with handy storage, leading into a spacious and bright living room with ample space for both lounge furniture and a work-from-home setup. To the rear, the open plan kitchen diner features a sleek gloss kitchen, generous worktop space and plenty of room for a large dining table, with sliding doors opening onto a private garden with patio and lawn-ideal for relaxing or entertaining in a secluded setting.

Upstairs has been recently refurbished throughout and comprises two exceptionally large double bedrooms, one benefiting from dual aspect windows thanks to the end-of-terrace position, flooding the rooms with natural light. The third bedroom is a well proportioned single, perfect as a child's room, guest space or home office. The family bathroom has been stylishly updated with neutral tiling, a full size bath with overhead shower and a window for ventilation.

Further benefits include a garage and a quiet residential setting surrounded by greenery. Ideally located for Park Hill School, as well as excellent transport links via East Croydon Station and nearby tram routes, this is a superb home for balancing commuting with peaceful family life.

welcome to

## Turnpike Link, Croydon

- CHAIN FREE
- Garage
- End Of Terrace
- Great Condition Throughout
- New Carpets
- PARK HILL
- Close to East Croydon Station

Tenure: Freehold EPC Rating: D

Council Tax Band: E

guide price

**£500,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/CRY113539](https://barnardmarcus.co.uk/Property/CRY113539)



Property Ref:  
CRY113539 - 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.

  
barnard marcus



**020 8680 9226**



[Croydon@barnardmarcus.co.uk](mailto:Croydon@barnardmarcus.co.uk)



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



[barnardmarcus.co.uk](https://barnardmarcus.co.uk)