

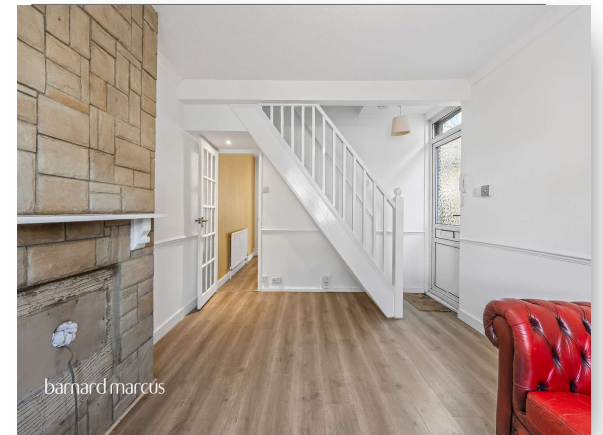


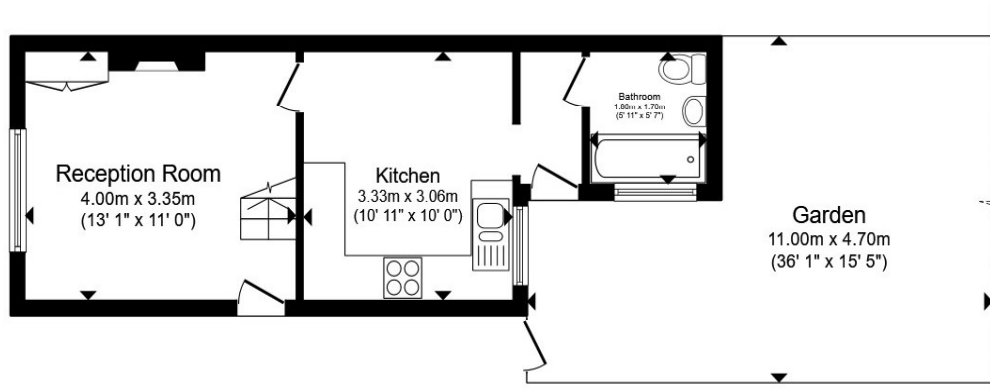
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**Warren Road, Croydon CR0 6PE**

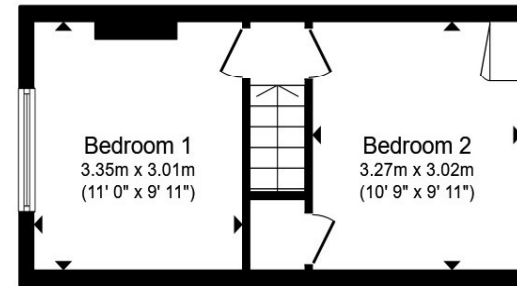
**welcome to**  
**Warren Road, Croydon**

A chain free 2 double bedroom semi detached house located on the desirable Warren Road, close to amenities and great transport links. \*Some images are CGI generated\*





**Ground Floor**



**First Floor**

Set on a quiet residential road on Warren Road in Addiscombe, this chain free two double bedroom semi detached house is beautifully presented and ready to move straight into. The current owner has recently replaced the roof, complete with warranty, offering excellent peace of mind for any buyer. The property has also been freshly repainted and deep cleaned throughout, creating a bright and welcoming feel from the moment you step inside.

The ground floor comprises a cosy living room to the front, while to the rear is a well proportioned kitchen offering ample storage, generous worktop space and room for dining furniture. Beyond the kitchen is an inner hallway leading to a fresh family bathroom, complete with a full size bath, overhead shower and window for natural ventilation. A door from the hallway provides access to the pretty rear garden, mainly laid to lawn, perfect for enjoying the warmer months.

Upstairs, the property offers two generous double bedrooms, both flooded with natural light from large windows.

Ideally located within easy reach of Addiscombe High Street, offering a variety of shops, cafes and restaurants, as well as excellent transport links including nearby tram stops and East Croydon station, making it perfect for commuters.

Total floor area 52.1 m<sup>2</sup> (561 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)



welcome to

## Warren Road, Croydon

- BRAND NEW ROOF
- CHAIN FREE
- 2 Double Bedrooms
- Semi Detached
- Ideally Located for Transport Links
- Close to Addiscombe High Street Amenities
- Quiet Residential Road
- Redecorated Throughout

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

**£325,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/CRY113345](https://www.barnardmarcus.co.uk/Property/CRY113345)



Property Ref:  
CRY113345 - 0004

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**020 8680 9226**



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



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



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