



barnard marcus

**Lynton Road, Croydon CR0 3QX**



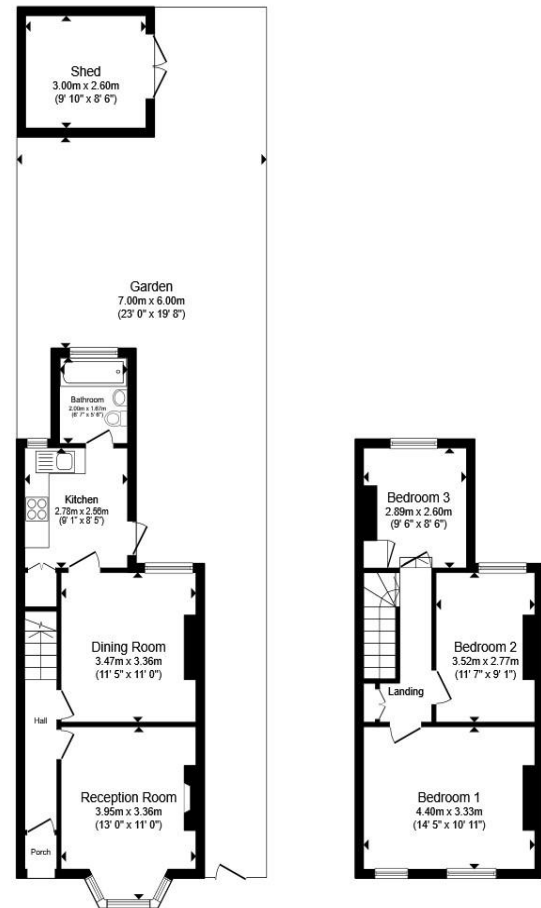
welcome to

## Lynton Road, Croydon

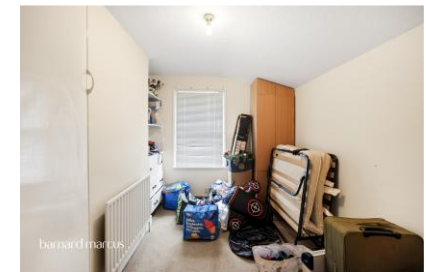
This charming three-bedroom period home offers generous living space and a practical layout, perfect for those seeking a well-proportioned property with character features and modern touches. The ground floor features two bright reception rooms, including a welcoming front-facing lounge with a large bay window, followed by a spacious dining room ideal for everyday living and entertaining. To the rear sits the home's original kitchen, thoughtfully arranged with ample worktop space, contemporary cabinetry, and room for appliances. From here, you can access the rear extension, which houses the modern family bathroom, stylishly finished with updated tiling and fittings. The layout ensures convenient access while maximising space within the main kitchen area. Upstairs, the first floor offers three well-sized bedrooms, each benefiting from natural light and comfortable proportions. Throughout the property, neutral décor creates an inviting, move-in-ready feel while still offering buyers the opportunity to personalise to taste. Outside, the long rear garden provides a lovely outdoor area with a combination of patio and lawn, as well as a detached garden shed at the far end, offering useful storage or potential for a work-from-home space.



Situated on Lynton Road, the property is ideally placed for transport links, local amenities and everyday convenience. Nearby stations provide easy access into Central London, and residents benefit from a good selection of shops, cafés and schools within close reach. The surrounding area also offers several green spaces, making this a well-connected and appealing location for a variety of lifestyles.



**Ground Floor    First Floor**



Total floor area 85.8 m<sup>2</sup> (923 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)



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## Lynton Road, Croydon

- Three spacious double bedrooms
- Two bright reception rooms
- No chain
- Stylish bathroom with separate bath
- Large rear garden with patio, lawn and useful outbuilding
- Convenient location close to transport links, shops and green spaces

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

offers in excess of  
**£400,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/THH114546](https://www.barnardmarcus.co.uk/Property/THH114546)



Property Ref:  
THH114546 - 0006

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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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