

Waddon Road, Croydon CR0 4JL

barnard marcus

welcome to

Waddon Road, Croydon

This substantially extended three-bedroom semi-detached family home on Waddon Road offers exceptional living space, a versatile layout and fantastic potential for growing or multi-generational families.

The ground floor boasts an impressive open-plan reception room flowing seamlessly into a further reception, dining room and kitchen, creating wonderfully bright and spacious accommodation ideal for family living and entertaining.

An additional large reception room off the entrance hallway offers incredible flexibility, perfect as a fourth bedroom, playroom, cinema room or home office, complete with its own W.C. and double doors opening onto the garden.

Upstairs are two generous double bedrooms, including a bay-fronted principal bedroom, a spacious third bedroom and a family bathroom featuring both a full-size bath and separate shower. Outside, the low-maintenance paved garden benefits from a garage, which could be removed to create additional outdoor space.

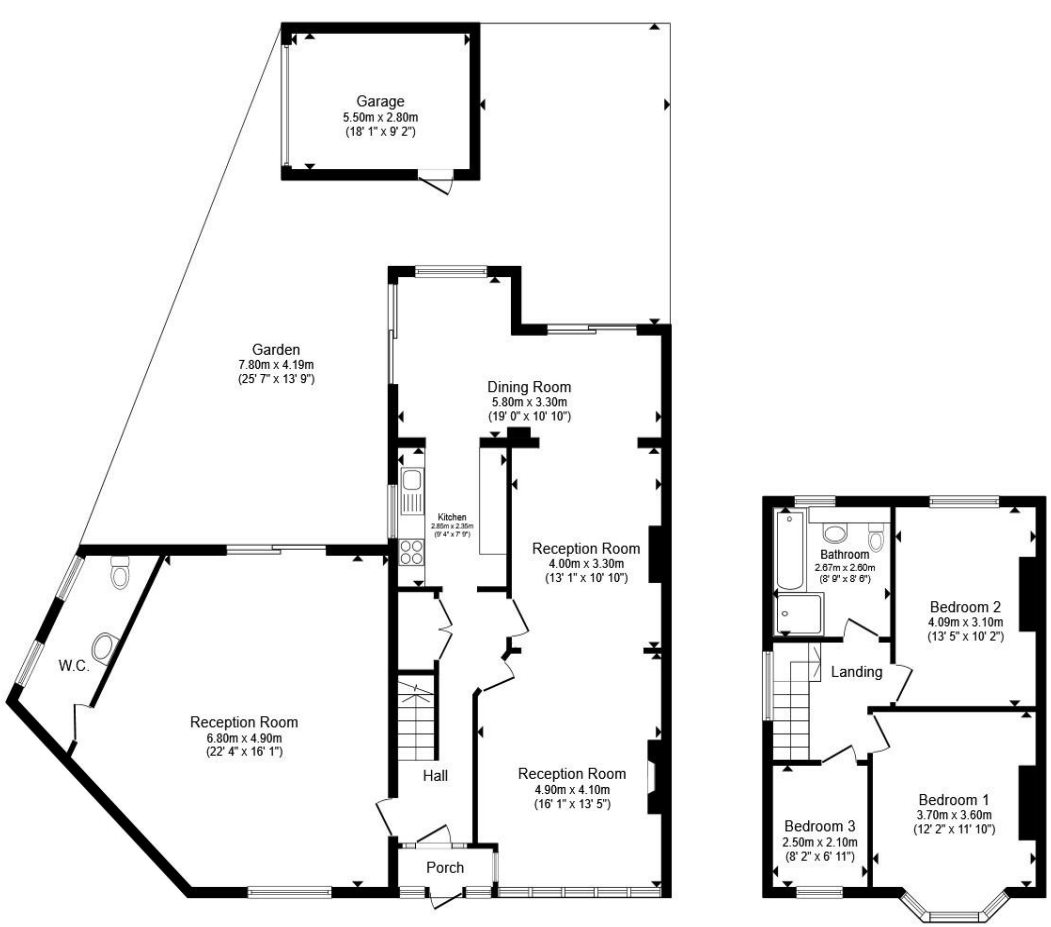
Despite already being substantially extended, the property offers further potential to extend upwards and outwards, STPP.







Agents Note:





Total floor area 133.2 m² (1,434 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

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- CHAIN FREE
- Substantially Extended
- 4 Reception Rooms
- Flexible Layout
- Garage

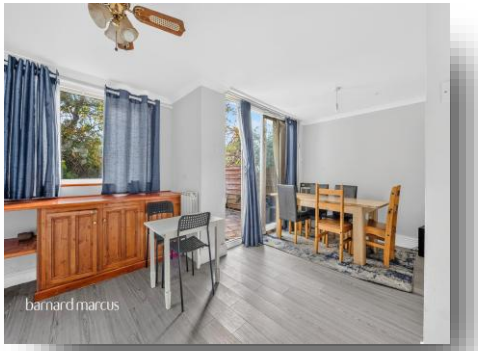
Tenure: Freehold EPC Rating: D
Council Tax Band: D

guide price

£570,000









Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CRY113926

The Property Ombudsman

Property Ref:
CRY113926 - 0002

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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