



barnard marcus

Portland Cottages, Therapia Lane, Croydon CR0 4TN

welcome to

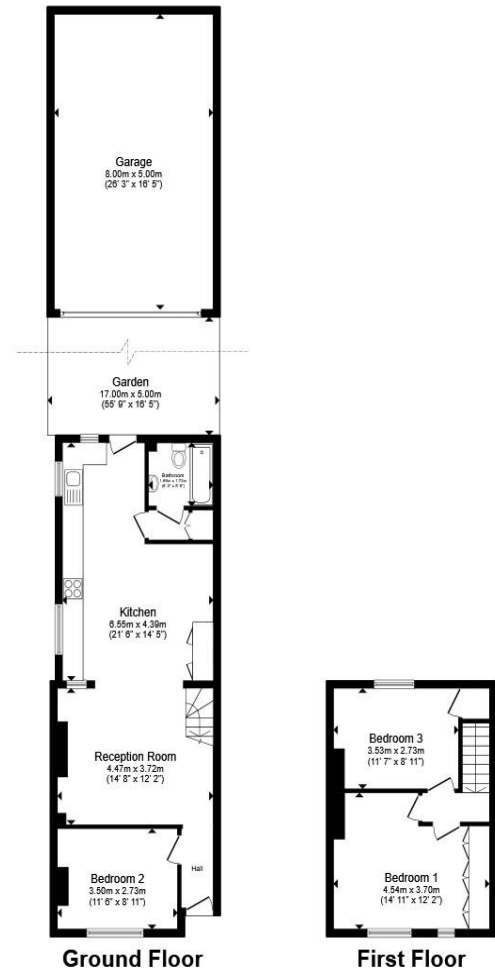
Portland Cottages Therapia Lane, Croydon

End of Terrace 3 bedroom extended family home forming one of just 12 character cottages close to great transport and amenities. This charming three bedroom end of terrace cottage offers a wonderful blend of character, space, and practicality, making it an ideal first time purchase or an excellent buy to let investment. Upon entering the property, you are welcomed into a hallway that leads through to a spacious open-plan kitchen/dining/living area, forming the heart of the home. This extended space provides ample room for both cooking and entertaining, while a separate lounge/third bedroom at the front of the property offers a cosy retreat for relaxing evenings. To the rear of the kitchen/dining area, there is a fitted downstairs bathroom with additional storage cupboard and utility space for convenience. The property further benefits from a good size garden off a tidy patio currently hard standing with potential to be returned to grass with fencing put up to be a more conventional garden.

There is also parking for 2 cars off street to rear as well as a garage. Upstairs, the accommodation comprises two well proportioned double bedrooms with fitted storage in both. Formerly 3 bedrooms with bedroom 2 and 3 knocked together, there is potential to re-instate as 3 bedrooms if desired. Conveniently located close to Beddington Lane tram stop, the property provides easy access into Croydon and Wimbledon. Beddington Park is also just a short drive away, offering beautiful green spaces and leisure facilities.



Agents Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Total floor area 124.9 m² (1,344 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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Portland Cottages Therapia Lane, Croydon

- End of Terrace Cottage
- Ample Off Street Parking
- Extended at Rear
- Flexible Layout
- Great Location for Transport Links
- Close To A Range Of Amenities

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

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/CRY113726



Property Ref:
CRY113726 - 0005

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.



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