



barnard marcus

**Deepdene Avenue, Croydon CR0 5JP**



**welcome to**  
**Deepdene Avenue, Croydon**

An exceptional 5 bedroom detached home with an annex, expansive living spaces and stunning gardens.



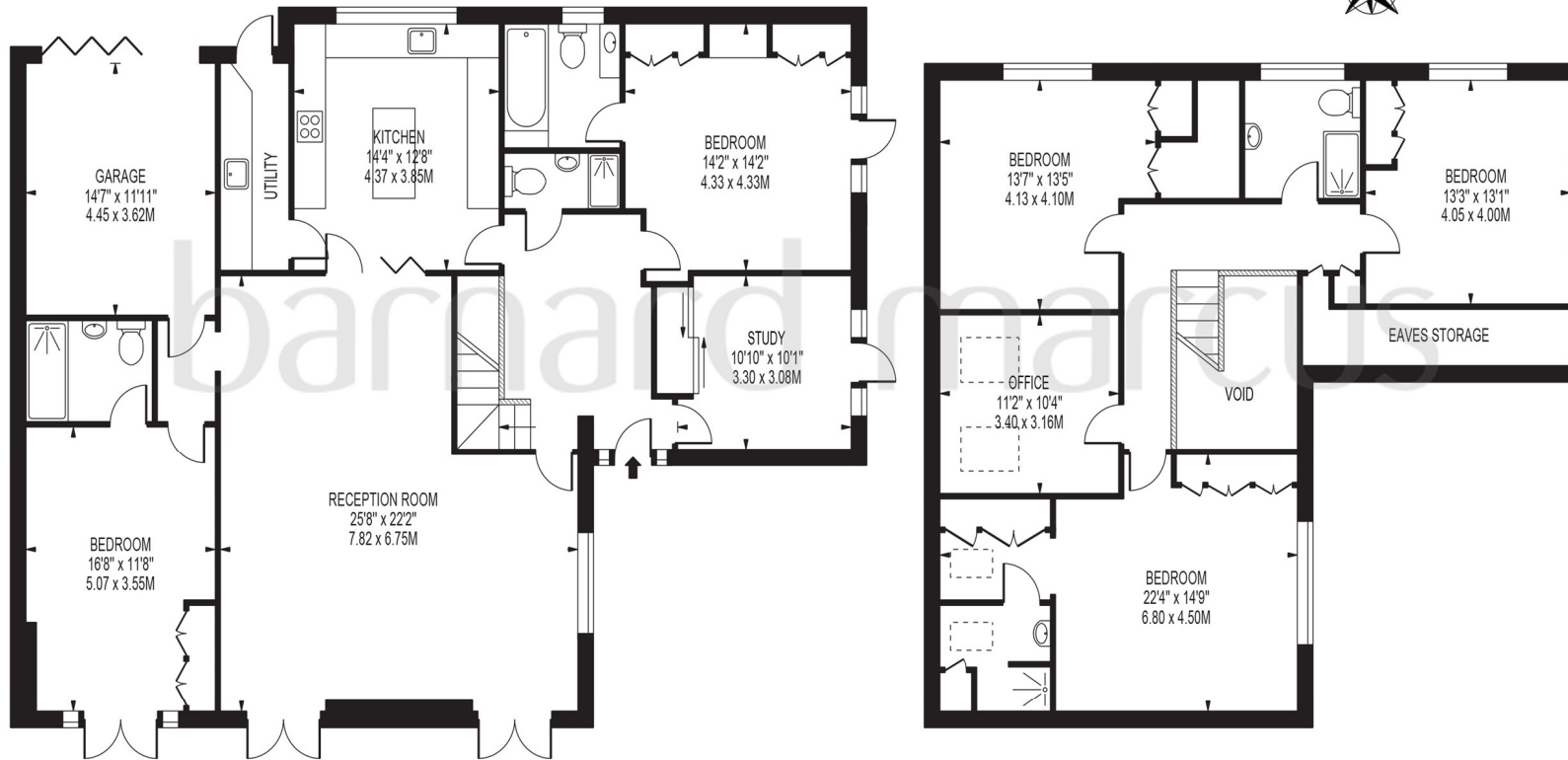
## DEEPEDENE AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: **2644 SQ FT - 245.63 SQ M**

(INCLUDING EAVES STORAGE EXCLUDING GARAGE & VOID)

APPROXIMATE GROSS INTERNAL AREA OF GARAGE: **173 SQ FT - 16.11 SQ M**

APPROXIMATE GROSS INTERNAL AREA OF EAVES STORAGE: **58 SQ FT - 5.40 SQ M**



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Welcome to this stunning five-bedroom detached home, offering an exceptional blend of space, style, and versatility. Designed for modern living, this beautifully presented property boasts a separate annex/bedroom with an en-suite shower room, an impressive open-plan living and dining area, and a wrap-around garden, making it perfect for growing families or those seeking a luxurious lifestyle.

Step inside to a welcoming entrance hall that leads to an array of well-appointed living spaces. The heart of the home is the vast open-plan living and dining area, measuring an impressive 26ft x 22ft, ideal for entertaining or relaxing with family. Large windows and patio doors flood the space with natural light, seamlessly connecting the indoors with the garden.

The open-plan kitchen is a chef's dream, featuring a central island, high-end integrated appliances, and sleek contemporary finishes. A separate utility room provides additional storage and direct access to the garden. For added flexibility, the ground floor includes: a separate reception room, perfect for a study or snug, A downstairs bedroom with a private en-suite shower room-ideal for guests or multigenerational living, a separate annex/bedroom with its own en-suite shower room, providing additional privacy and ample built-in storage throughout the property.



welcome to

## Deepdene Avenue, Croydon

- Detached with annex
- Five-bedroom
- Stunning gardens
- Integrated appliances
- Large garage
- Ample built-in storage
- East Croydon & South Croydon stations within easy reach

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

**£1,250,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/CRY113281](https://barnardmarcus.co.uk/Property/CRY113281)



Property Ref:  
CRY113281 - 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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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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://barnardmarcus.co.uk)**