

Cuthbert Road, Croydon CR0 3RB

barnard marcus

welcome to

Cuthbert Road, Croydon

A beautifully presented two-bedroom terraced home offering stylish, well-proportioned accommodation, two reception rooms and a private rear garden, ideally positioned for Croydon's excellent transport links and amenities. The ground floor offers a bright front reception room alongside a separate dining room, giving the property a great amount of flexible living and entertaining space. To the rear is a modern fitted kitchen with access out to the private garden, creating a practical layout that works perfectly for everyday living. Upstairs are two generously sized double bedrooms together with a modern family bathroom, making this an ideal home for first-time buyers, couples or those looking for additional space to work from home. Cuthbert Road is particularly well placed for commuters, with Reeves Corner tram stop just moments away and both West Croydon and East Croydon stations within easy reach, offering excellent connections into Central London and across the surrounding area. Croydon town centre is also close by, providing an excellent selection of shops, supermarkets, restaurants, cafés and everyday amenities, while the green open spaces of Wandle Park are nearby. **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.



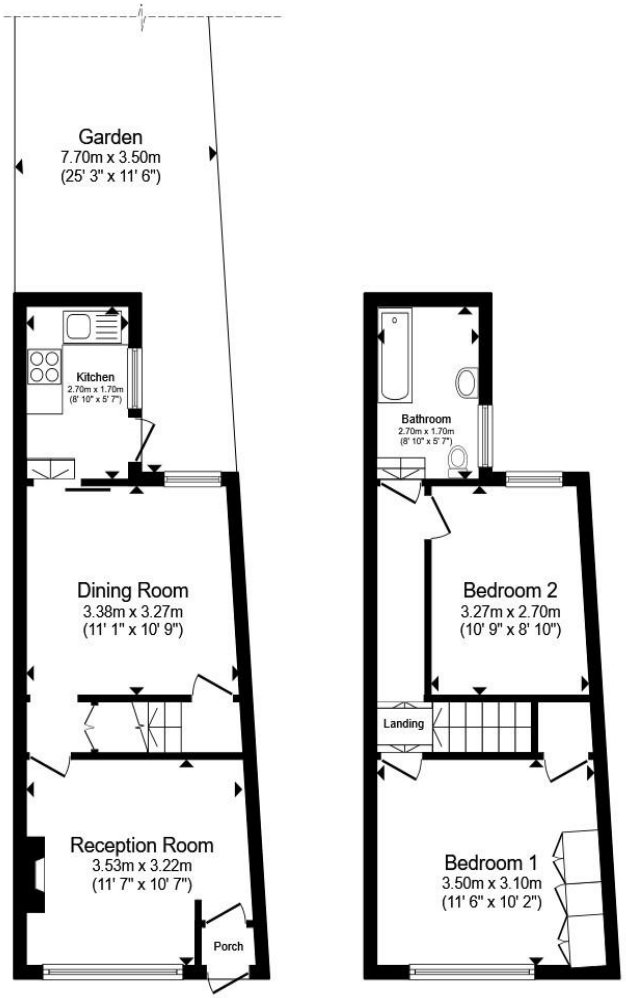












Total floor area 62.9 m² (678 sq.ft.) approx

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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Cuthbert Road, Croydon

- Two Double Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen
- Private Rear Garden
- Excellent Transport Links (West Croydon Station & Reeves Corner Tram Stop Nearby)
- West Croydon & East Croydon Station within easy each

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

£350,000









Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CRY113893

The Property Ombudsman

Property Ref:
CRY113893 - 0004

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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