

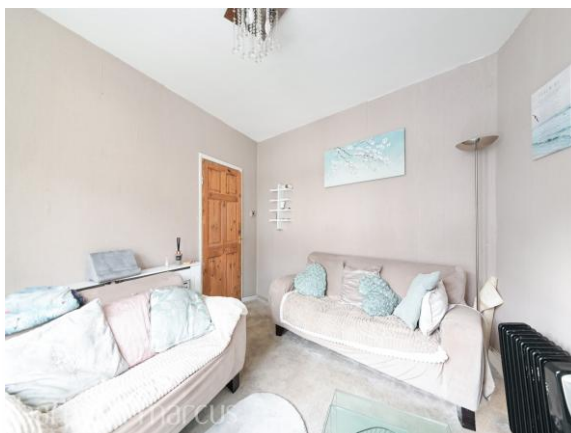


Pemdevon Road, Croydon CR0 3QP

welcome to

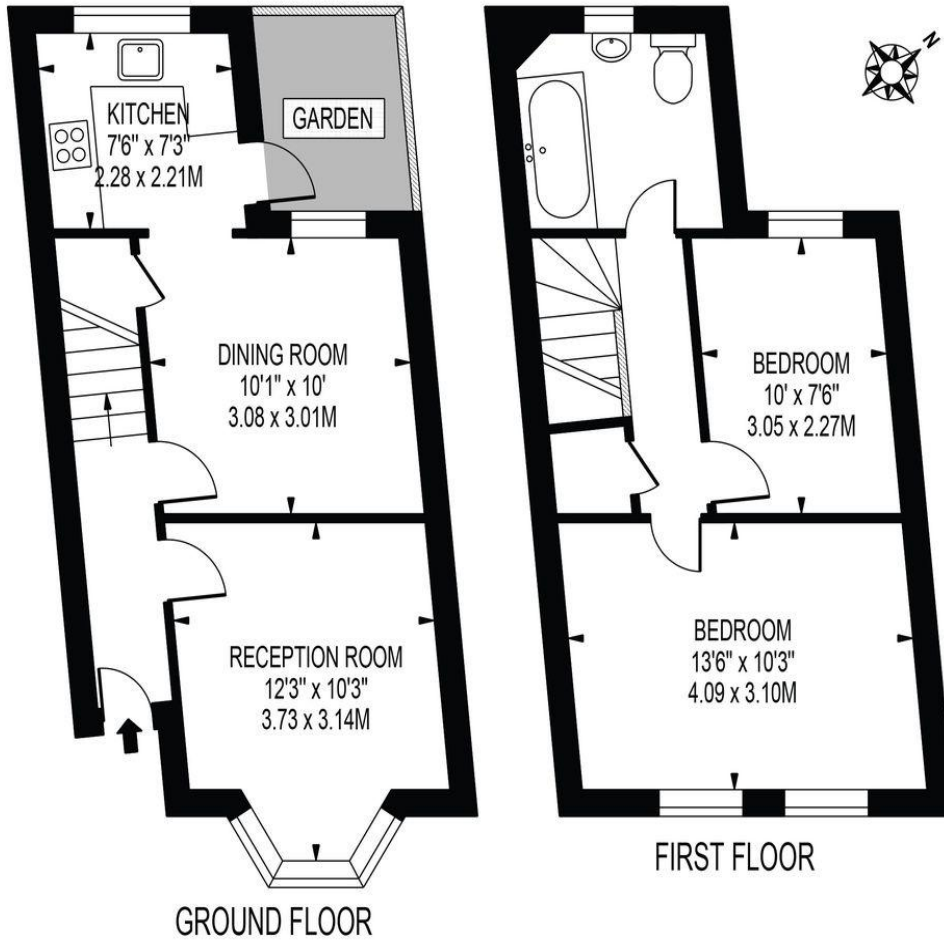
Pemdevon Road, Croydon

This delightful property offers approximately 664 sq ft of well-designed living space, perfect for first-time buyers or those seeking a stylish and practical home! From the moment you step inside, you'll appreciate the inviting layout and natural light that flows throughout. The ground floor features a welcoming reception room with a bay window, creating a bright and airy space ideal for relaxing or entertaining. The dining room sits at the heart of the home, leading seamlessly into a modern kitchen with sleek cabinetry and integrated appliances. Beyond the kitchen, a private garden provides a tranquil outdoor retreat – perfect for summer evenings or weekend gatherings. Upstairs, you'll find two generously sized bedrooms, each offering comfort and versatility, along with a contemporary bathroom finished to a high standard. The property combines period charm with modern updates, making it a home you'll love from day one. Pemdevon Road is a sought-after residential street in Croydon, offering excellent connectivity and convenience. West Croydon and East Croydon stations are within easy reach, providing fast links to London Bridge and Victoria. Local schools, including highly regarded primary and secondary options, are nearby, making this an ideal choice for families. You'll also enjoy a variety of amenities, from shops and cafes to leisure facilities, plus green spaces such as Wandle Park and Lloyd Park for outdoor relaxation.



PEMDEVON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 664 SQ FT - 61.70 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

Pemdevon Road, Croydon

- End-terrace
- Two bedrooms
- Private garden
- Prime location
- No chain

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

offers in excess of

£350,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH114555



Property Ref:
THH114555 - 0006

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.



barnard marcus



020 8683 0190



ThorntonHeath@barnardmarcus.co.uk



4-5 Brigstock Parade London Road, Thornton
Heath, Surrey, CR7 7HW



barnardmarcus.co.uk