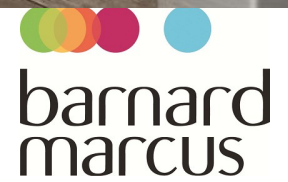




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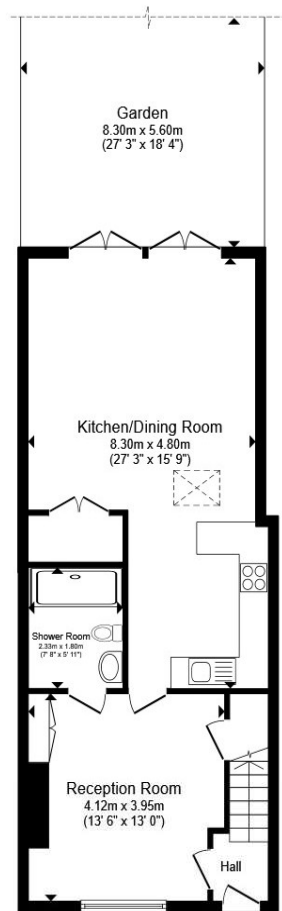
**Coldharbour Road, Croydon CR0 4DU**



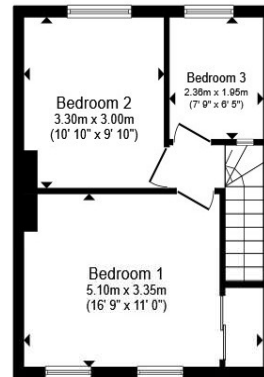
**welcome to**  
**Coldharbour Road, Croydon**

A chain free, beautifully renovated and extended 3 double bedroom family home with driveway for 2 cars.





**Ground Floor**



**First Floor**



A beautifully renovated and extended three bedroom family home on the popular Coldharbour Road, offered chain free and finished to an exceptional, move in ready standard with plentiful storage.

The ground floor has been thoughtfully extended to create a bright & spacious layout, featuring a generous front living room leading into a stunning open plan kitchen/dining/family area. The sleek integrated kitchen flows into a stylish living space with skylights and bi-fold doors, flooding the room with natural light and opening onto a beautifully landscaped, low maintenance garden with ambient lighting and a private, spa-like feel. A contemporary ground floor bathroom with walk in shower completes this level.

Upstairs offers 3 bedrooms, 2 well proportioned doubles and a generous single bedroom. Built-in storage to the principal rooms adds to the convenience and sleek feel.

The property has been fully re-plumbed and re-wired, offering complete peace of mind for any buyer. Further benefits include off street parking for two cars.

Located close to excellent transport links, reputable schools & a wide range of local amenities, this is a standout home rarely available in the area.

Total floor area 93.5 m<sup>2</sup> (1,007 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](http://www.propertybox.io)



welcome to

## Coldharbour Road, Croydon

- Extended to Rear
- Stunning Condition & Completely Renovated throughout
- Driveway for 2 Cars
- Open Plan Kitchen/Diner
- CHAIN FREE
- Bi-Fold Doors
- 3 Bedrooms
- Plentiful Storage

Tenure: Freehold EPC Rating: C

Council Tax Band: C

guide price **£500,000**



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/CRY113517](https://www.barnardmarcus.co.uk/Property/CRY113517)



Property Ref:  
CRY113517 - 0003

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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