



Hawthorn Crescent, South Croydon CR2 8PD

welcome to

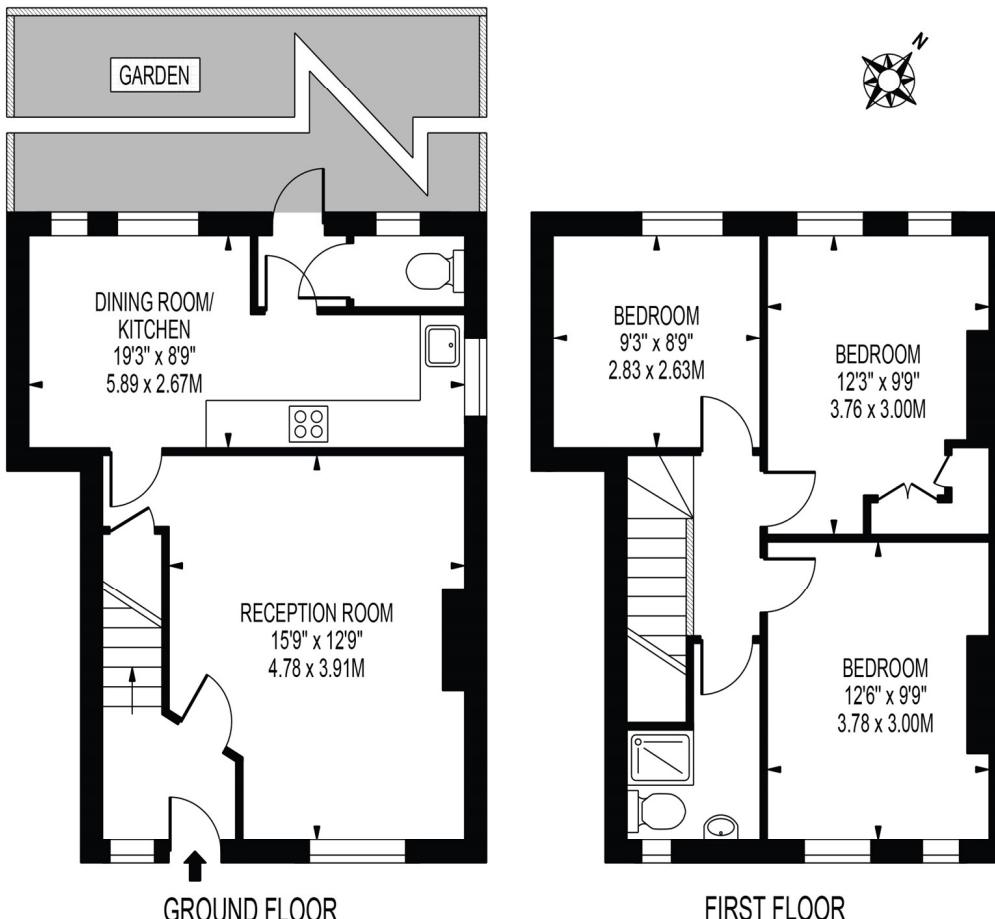
Hawthorn Crescent, South Croydon

Barnard Marcus are proud to present this three bed end terrace family home with the nature reserve close by and rolling hills and woods giving the feel of the countryside.



HAWTHORN CRESCENT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 870 SQ FT - 80.86 SQ M



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.

A beautifully presented three-bedroom end-terrace family home, ideally situated in a quiet cul-de-sac in sought-after South Croydon. Backing onto a nearby nature reserve and surrounded by rolling hills and woodland, the property offers a wonderful countryside feel while remaining exceptionally well connected.

Excellent schools are close by, and a range of shops, bars, and restaurants are all within half a mile. Regular bus routes provide easy access to East Croydon station, with fast connections to London in approximately 15 minutes.

The home is tastefully decorated throughout and benefits from wood-style flooring, gas central heating, and double glazing. Accommodation includes a spacious extended kitchen/diner, a downstairs bathroom, three well-proportioned bedrooms on the first floor, and a modern family bathroom.

Outside, the property boasts a large, landscaped corner plot garden, perfect for families and entertaining. To the rear is a double garage, fully equipped with electricity, providing excellent storage or workspace potential.

welcome to

Hawthorn Crescent, South Croydon

- 3 Bedroom
- Close to Excellent Schools
- Double Garage
- Good Transport Links
- Landscape Garden

Tenure: Freehold EPC Rating: E

Council Tax Band: D

offers in excess of

£500,000



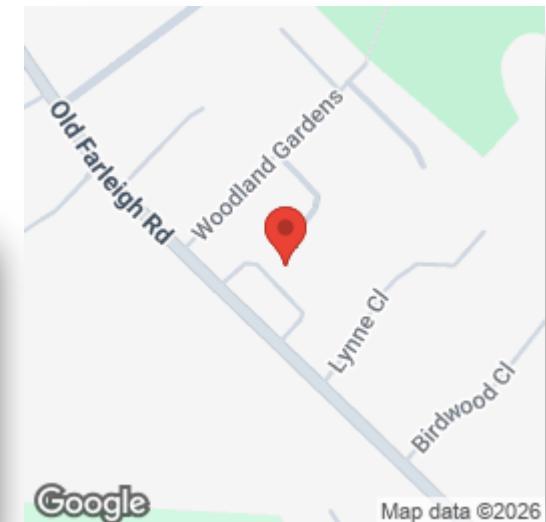
view this property online barnardmarcus.co.uk/Property/SCS109870



Property Ref:
SCS109870 - 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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the postcode not the actual property



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