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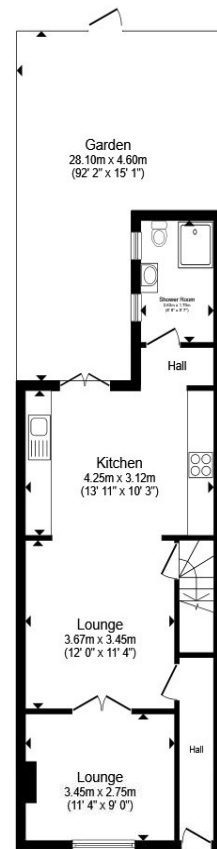
**Portland Cottages Therapia Lane, Croydon CR0 4TN**



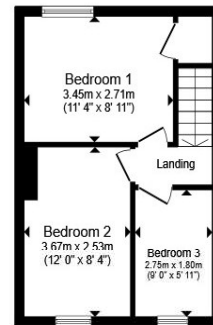
**welcome to**  
**Portland Cottages Therapia Lane, Croydon**

3 Bedroom spacious cottage with great transport links, off street parking and a 92 foot garden!





**Ground Floor**



**First Floor**



**Total floor area 76.6 m<sup>2</sup> (825 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)



This charming three-bedroom cottage-style home offers a wonderful blend of character, space, and practicality, making it an ideal first-time purchase or an excellent buy-to-let investment.

Upon entering the property, you are welcomed into a hallway that leads through to a spacious open-plan kitchen/dining area, forming the heart of the home. This extended space provides ample room for both cooking and entertaining, while a separate lounge at the front of the property offers a cosy retreat for relaxing evenings.

To the rear of the kitchen/dining area, there is a fitted downstairs wet room, which could easily be converted back into a traditional shower room to suit individual preferences.

The property further benefits from an impressive approximately 92-foot rear garden, offering plenty of outdoor space for families, gardening enthusiasts, or entertaining. At the end of the garden, there is the added advantage of off-street parking for two vehicles, accessed via a private road.

Upstairs, the accommodation comprises two well-proportioned double bedrooms and a third single bedroom, ideal as a child's room, home office, or guest space.

Conveniently located close to Beddington Lane tram stop, the property provides easy access into Croydon and Wimbledon. Beddington Park is also just a short drive away, offering beautiful green spaces and leisure facilities.

welcome to

## Portland Cottages Therapia Lane, Croydon

- 3 Bedrooms
- Off street Parking
- 92ft Rear Garden
- Close to a Tram Stop
- Excellent condition
- Open plan Modern Kitchen
- An Ideal First home or Buy to Let

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

# £425,000



Please note the marker reflects the  
postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/CRY113441](https://www.barnardmarcus.co.uk/Property/CRY113441)



Property Ref:  
CRY113441 - 0003

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