



**Mill Lane, Croydon CR0 4AA**



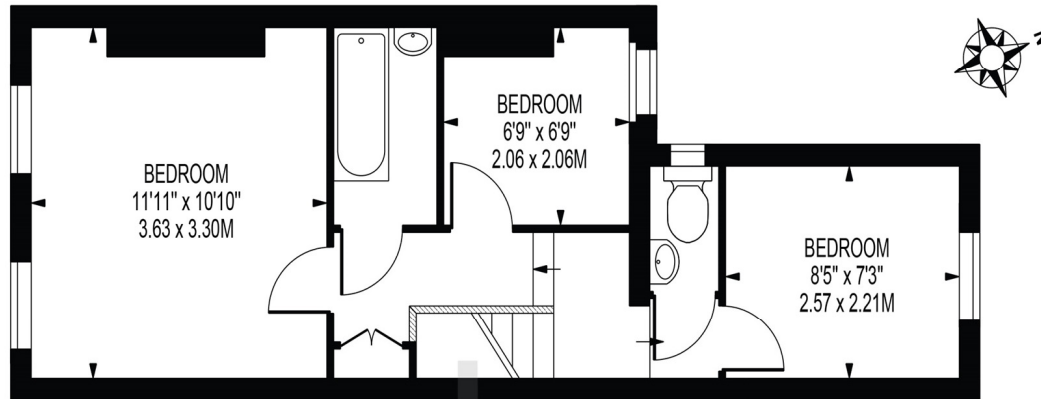
**welcome to**  
**Mill Lane, Croydon**

Chain free 3 bedroom semi detached period property, perfectly located to benefit from the amenities of Purley Way and well as great transport links.

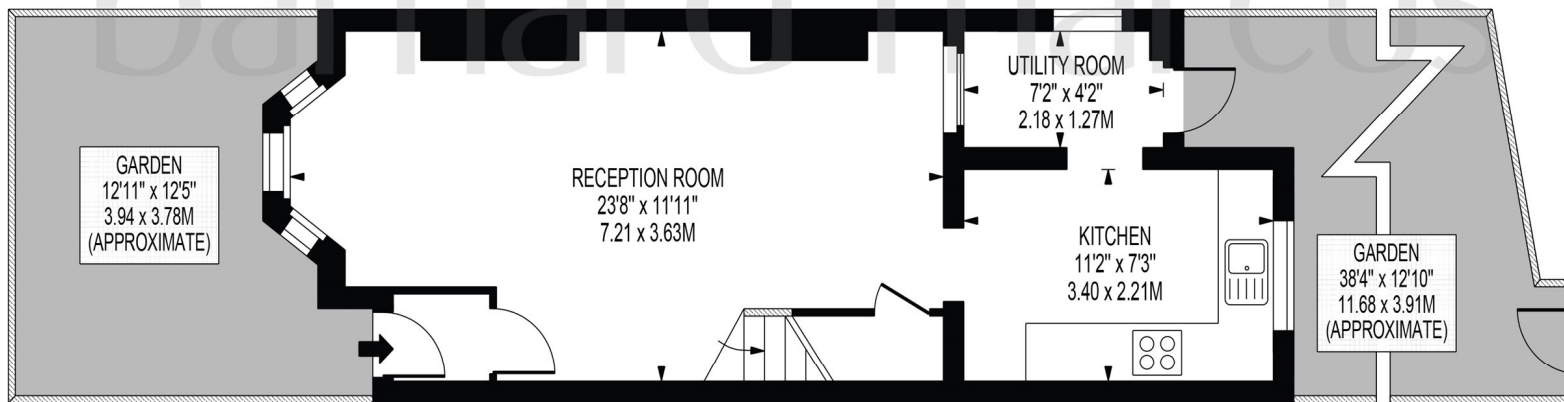


# MILL LANE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 737 SQ FT - 68.47 SQ M



FIRST FLOOR



GROUND FLOOR

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.

Located on the ever-popular Mill Lane in Croydon, this charming three-bedroom semi-detached home is the perfect choice for families.

The ground floor features a bright and spacious open-plan living and dining room with a bay window, creating a flexible space ideal for family living. The kitchen offers plenty of storage, a useful breakfast bar, and a window overlooking the garden for natural light, with the added bonus of a separate utility room - a real asset for busy households. There is also scope to extend (STPP), giving buyers exciting potential to grow with the property.

Upstairs, the generous master bedroom benefits from dual windows and ample space for furniture, while the second bedroom comfortably accommodates a double bed and wardrobes. The third bedroom is a well-proportioned single, perfect for a child or home office. The family bathroom is fully tiled with a shower over the bath, complemented by a separate WC - an ideal setup for families.

Offered chain free, the property is in a fantastic location close to local shops, restaurants, and amenities. Waddon Station is within walking distance, along with Wandle Park Tram Stop, providing excellent transport links into London and beyond.

## welcome to Mill Lane, Croydon

- CHAIN FREE
- 3 Bedrooms
- Semi Detached
- Utility Room
- Front & Back Gardens
- Potential to extend STPP

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

guide price

**£385,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/CRY110894](https://barnardmarcus.co.uk/Property/CRY110894)



Property Ref:  
CRY110894 - 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.

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