



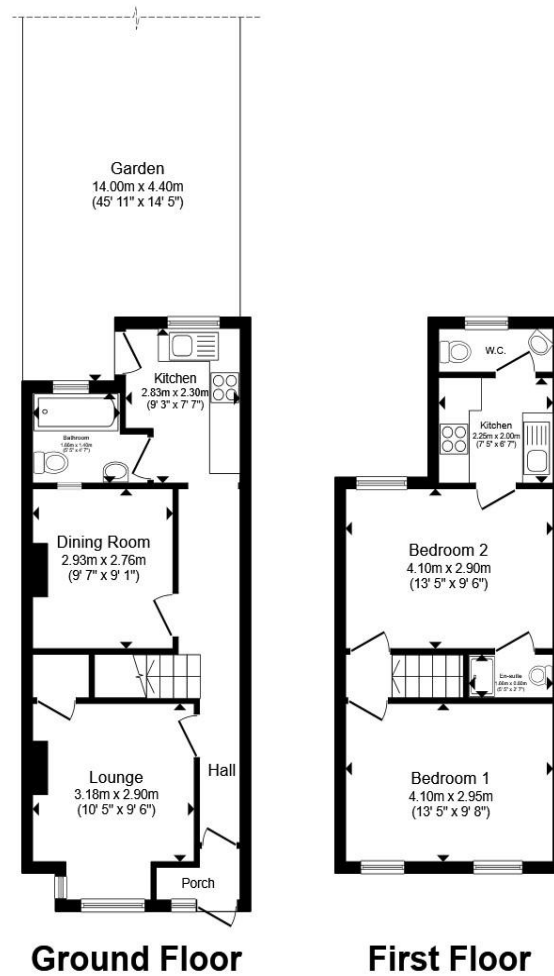
Priory Road, Croydon CR0 3QY

welcome to

Priory Road, Croydon

A deceptively spacious and highly versatile terraced home offering two-bedroom accommodation, generous living space, a private rear garden and excellent access to Croydon's transport links, schools and amenities. This flexible home is ideal for families, investors or buyers seeking adaptable living arrangements. The ground floor comprises a bright reception room, a separate dining room, a fitted kitchen with direct access to the rear garden, and a family bathroom. To the first floor are two well-proportioned bedrooms. The second bedroom is currently arranged as a self-contained studio-style space, benefiting from an adjoining kitchenette and separate WC, making it ideal for extended family, guests, independent living or rental potential (subject to any necessary consents). Alternatively, this area could easily be reconfigured to suit a variety of needs, including a home office, nursery or dressing room. Externally, the property enjoys a private rear garden extending approximately 45ft, providing excellent outdoor space for entertaining, gardening and relaxation. Priory Road is conveniently located close to Croydon's wide range of shops, restaurants and amenities. West Croydon, East Croydon and Thornton Heath stations are all within easy reach, offering excellent connections into Central London and beyond. The area is well served by local bus routes, highly regarded schools and a number of popular green spaces, including Wandle Park, Park Hill Park and Lloyd Park.





Total floor area 89.0 m² (958 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


barnard
marcus

welcome to

Priory Road, Croydon

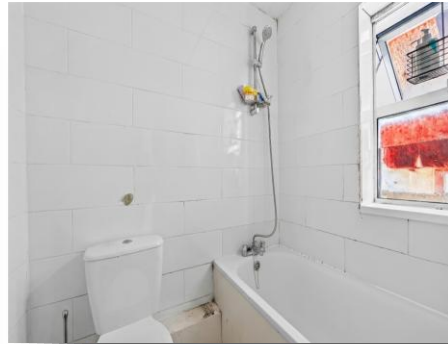
- Flexible two-bedroom home with studio-style configuration to the first floor
- Reception room and separate dining room
- Bedroom 2 with adjoining kitchenette and separate WC
- Potential for independent living, guests, home working or nursery space
- Ground floor family bathroom
- 45ft private rear garden
- Convenient for Croydon town centre and transport connections
- Close to schools, shops and local parks

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in excess of

£375,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH114916



Property Ref:
THH114916 - 0002

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