

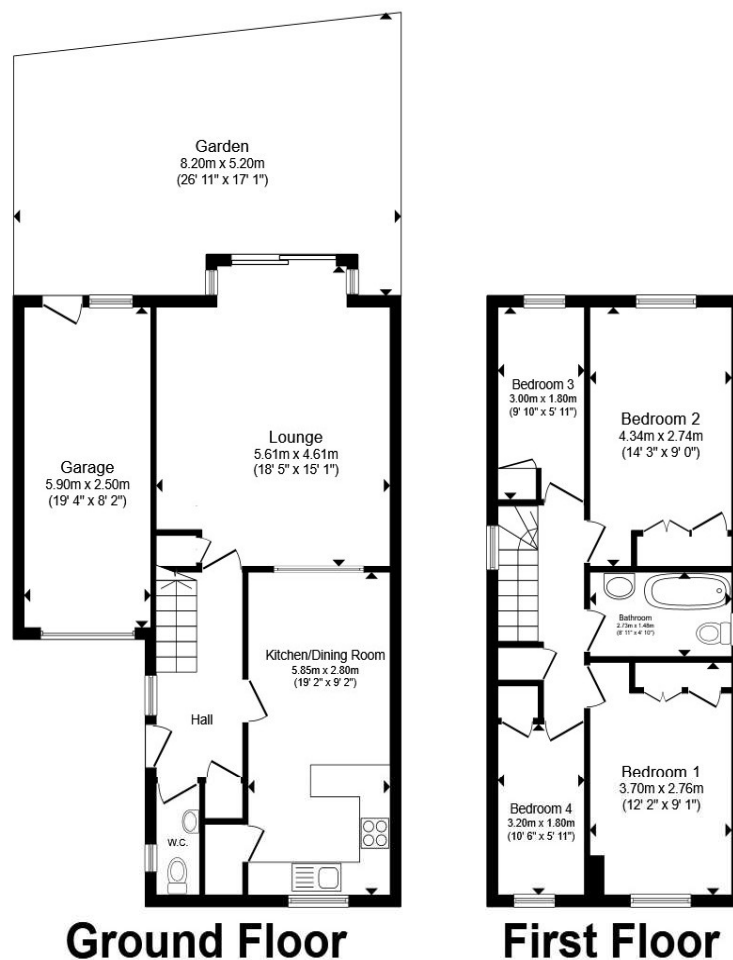


Crusader Gardens, Croydon CR0 5UJ

welcome to
Crusader Gardens, Croydon

Barnard Marcus are proud to present this well presented 4 bedroom link detached home to the market. Nestled in the ever popular Park Hill area this property is going to be of demand.





Nestled in the ever popular Park Hill area of Croydon, this charming four-bedroom linked detached home on Crusader Gardens offers a wonderful blend of space, comfort, and potential-perfect for family living.

The ground floor features a bright open plan kitchen and dining area, ideal for bringing everyone together, along with a handy downstairs WC. To the rear, a generous 18ft by 15ft lounge provides a warm and inviting space to relax, with sliding doors opening directly onto the garden.

An attached garage to the side adds flexibility, whether for storage, parking, or future conversion. Upstairs, you'll find two spacious double bedrooms, two single bedrooms-perfect for children or home working-and a family bathroom.

While there's scope to modernise in places, the home is well cared for and ready to move into. With off-street parking, a private garden, excellent local schools, and East and South Croydon stations within walking distance, this is a fantastic opportunity to settle into a welcoming and well connected neighbourhood.

Total floor area 152.1 m² (1,638 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

welcome to

Crusader Gardens, Croydon

- Well Presented Four Bedroom Link Detached House
- Open Living Space
- Bright Kitchen/Diner
- Favoured Park Hill Location
- Family Bathroom and Downstairs W/C
- Garage And Off Street Parking
- Close to East Croydon Station and Local Schools

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

offers in excess of

£550,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CRY113456



Property Ref:
CRY113456 - 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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