



Priory Road, Croydon CR0 3QY

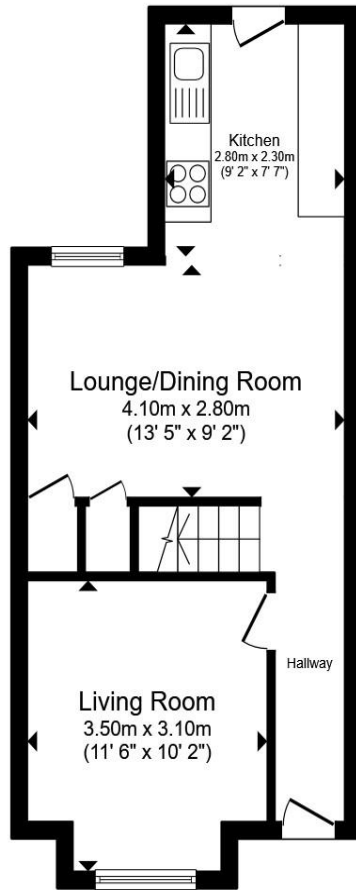
welcome to

Priory Road, Croydon

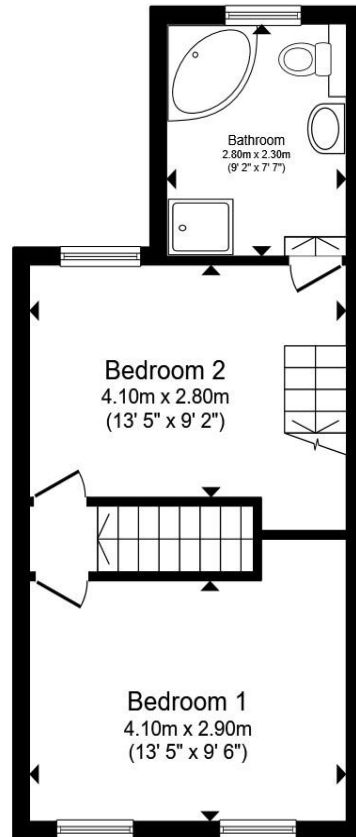
Beautifully presented and versatile, this spacious 2/3 bedroom terraced home offers flexible accommodation, a generous rear garden, and excellent transport links, all within easy reach of West Croydon Station. This beautifully presented mid-terraced home offers stylish and versatile accommodation throughout, making it an ideal purchase for first-time buyers, growing families, or those needing flexible living space. Traditionally a two bedroom property, the home has been thoughtfully adapted and can now be used as a two or three bedroom house depending on your requirements. To the rear, a spacious and welcoming lounge-dining area forms the heart of the home, perfect for both relaxing and entertaining, with the kitchen positioned at the back and opening onto a generous rear garden. A spacious under stairs pantry provides excellent additional storage. A ground floor bedroom provides excellent flexibility, ideal for use as additional sleeping accommodation, a home office, or an extra living space. Upstairs, the property continues to impress with a large master bedroom to the front, flooded with natural light. A walk in wardrobe leads through to a sleek, modern bathroom, finished to a high standard, and continues on to the loft room. From this room, a staircase rises to a loft room, offering flexible use as a home office, hobby space, or additional sleeping area, with the added benefit of spacious covered under-eaves storage.



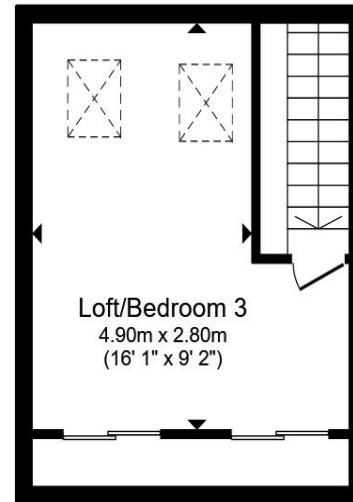
Ideally situated within easy reach of West Croydon Station, the property benefits from excellent transport connections into Central London, making it an attractive choice for commuters. A wide range of local shops, restaurants, schools and everyday amenities are also close by, ensuring convenience is always at hand. This attractive and versatile home must be viewed to be fully appreciated.



Ground Floor



First Floor

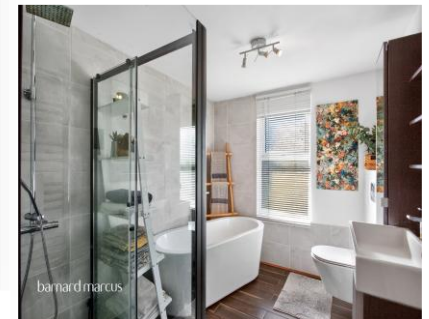


Second Floor



Total floor area 92.5 m² (995 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

Priory Road, Croydon

- Flexible 2/3 Bedroom Accommodation
- Bright & Spacious Reception Areas
- Private Rear Garden
- Adaptable Layout to Suit Your Needs
- Offered Chain Free
- Stunning Contemporary Bathroom
- Excellent Access to West Croydon Station
- Loft Room with Additional Storage Space

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

offers in excess of
£400,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH114934



Property Ref:
THH114934 - 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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