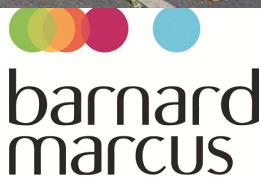




barnard marcus

Lavender Road, Croydon CR0 3BH



barnard
marcus

welcome to

Lavender Road, Croydon

This charming and spacious family home offers approximately 1,028 sq. ft. of internal living space, thoughtfully arranged over two floors. The property combines classic character with modern touches, creating a warm and inviting atmosphere throughout. On the ground floor, you are welcomed by a bright and airy lounge featuring a large bay window that floods the space with natural light. The separate dining area provides an ideal setting for family meals or entertaining guests. Towards the rear, the kitchen is well-appointed with contemporary units, ample worktop space, and direct access to the garden, making it perfect for everyday living. Upstairs, the property boasts two generously sized bedrooms, ideal for comfortable living, while the third bedroom is perfectly suited as a nursery, home office, or study. The family bathroom is stylishly finished, complementing the overall modern feel of the home. Additional storage options are available, ensuring practicality for growing families. Externally, the property benefits from a private rear garden with a mix of patio and lawn areas, ideal for outdoor relaxation or entertaining. There is also an outbuilding providing extra storage or potential for a home office setup as well as a drive-way for off-street parking.

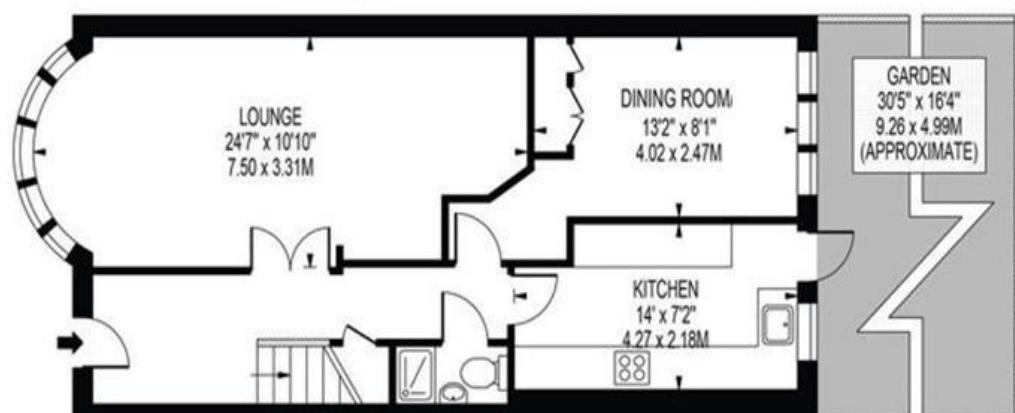
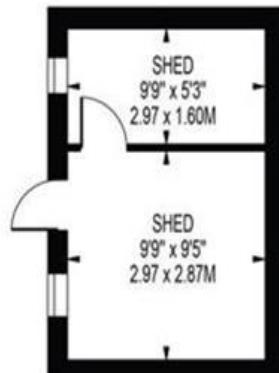
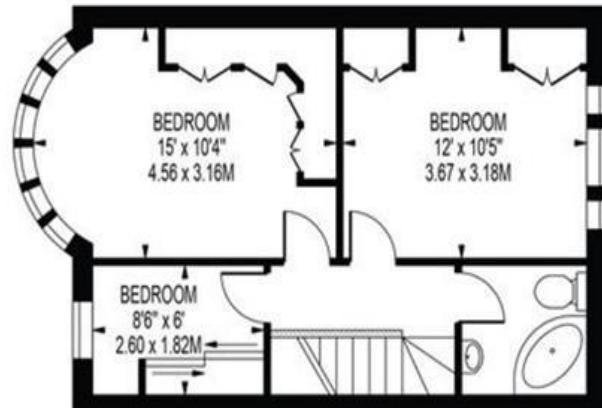


Situated on Lavender Road, this home enjoys excellent connectivity. West Croydon and East Croydon stations are within easy reach, offering fast links to London Victoria, London Bridge, and Gatwick Airport. Local tram services and frequent bus routes further enhance transport options, making commuting simple and convenient. The area is well-served by a variety of amenities including supermarkets, independent shops, and popular eateries. For leisure and outdoor activities, residents can enjoy nearby Wandle Park and Lloyd Park, both offering expansive green spaces perfect for walks, picnics, and sports. Croydon town centre is also close by, providing a vibrant mix of shopping, dining, and entertainment options.

LAVENDER ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1028 SQ FT - 95.55 SQ M
(EXCLUDING OUTBUILDING)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF OUTBUILDING: 146 SQ FT - 13.57 SQ M



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.



welcome to

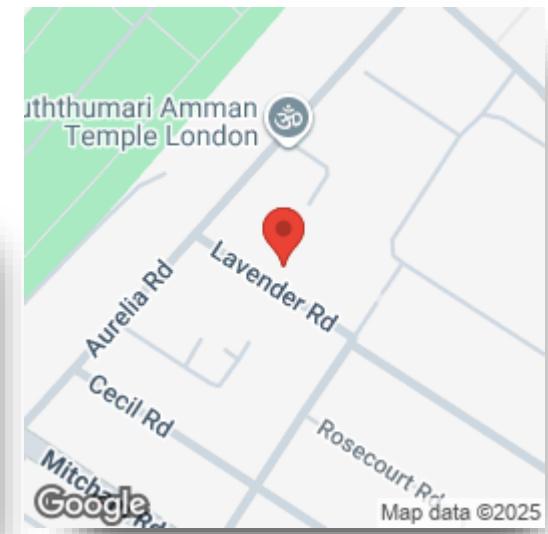
Lavender Road, Croydon

- Spacious family home
- Bright bay-fronted lounge
- Modern fitted kitchen with garden access
- Three well-proportioned bedrooms
- Drive-way
- Private rear garden
- Excellent transport links and close to parks, shops, and amenities

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£475,000



view this property online barnardmarcus.co.uk/Property/THH113946

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.



Property Ref:
THH113946 - 0004

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.



020 8683 0190



thorntonheath@barnardmarcus.co.uk



4-5 Brigstock Parade, London Road,
THORNTON HEATH, Surrey, CR7 7HW



barnardmarcus.co.uk