



**Waddon Road, Croydon CR0 4LH**

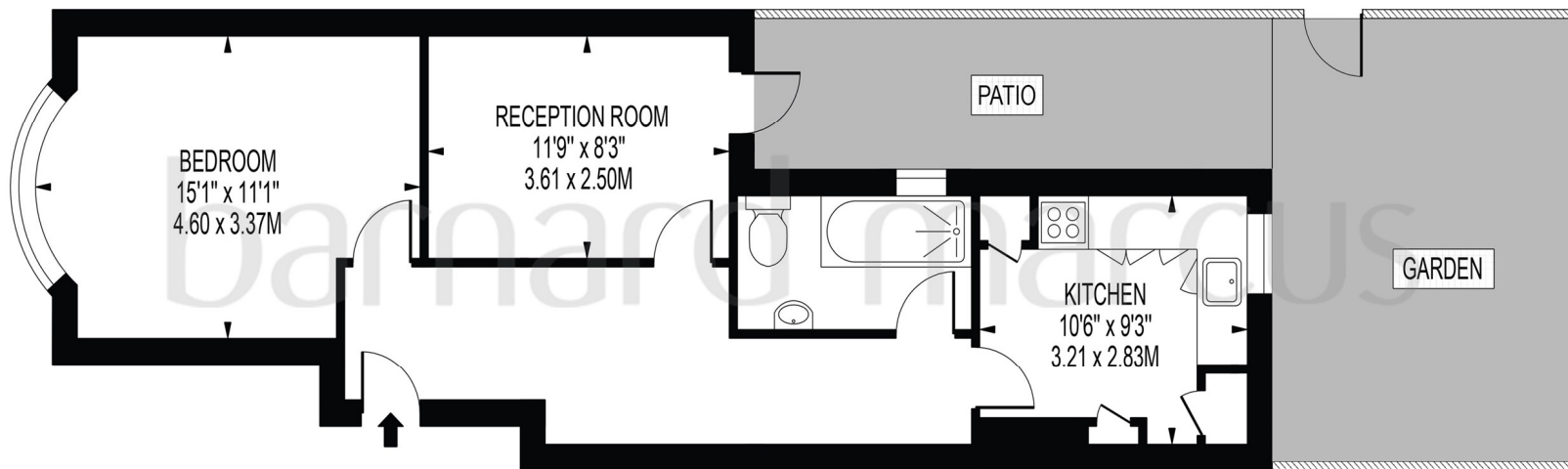
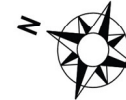
**welcome to**  
**Waddon Road, Croydon**

Chain-free one-bedroom ground floor garden apartment, offering excellent transport links — an ideal choice for first-time buyers or a buy-to-let investment.



# WADDON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 527 SQ FT - 48.96 SQ M



## 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.  
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Offered to the market chain free, this 1-bedroom ground floor apartment with a private garden is an excellent opportunity for first-time buyers, downsizers, or investors alike. Ideally located on Waddon Road, the property benefits from fantastic transport links and a new lease upon completion.

The accommodation is generously proportioned throughout. The front room is a double bedroom with ample space for furniture. To the rear, a bright and airy living room enjoys double French doors opening onto the private garden, creating a seamless indoor-outdoor flow. The kitchen is also a great size with plenty of storage and enough space for a dining table, while the bathroom is well-proportioned and benefits from a window for natural light. The property is fitted with a new Worcester boiler, ensuring efficient heating and peace of mind for the new owner.

The private rear garden is a real luxury, offering excellent space for entertaining or relaxing, with potential to extend (STPP). The property also enjoys rare side access to the garden. While the home is ready to move into, it could benefit from some minor cosmetic work, allowing buyers to add their own personal touch. With its spacious layout, outdoor space, and superb location close to local transport links, this home is not to be missed.

**welcome to**

## **Waddon Road, Croydon**

- Private Garden
- Brand new lease
- Chain free
- Spacious rooms
- Great transport links
- New combination Worcester Bosch boiler installed early 2025

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 750.00

Ground Rent: 1.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2025. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

## **Guide Price £230,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/CRY112909](https://barnardmarcus.co.uk/Property/CRY112909)



Property Ref:  
CRY112909 - 0012

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