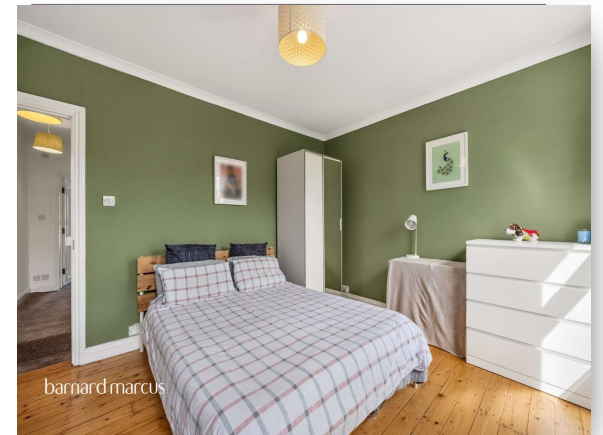
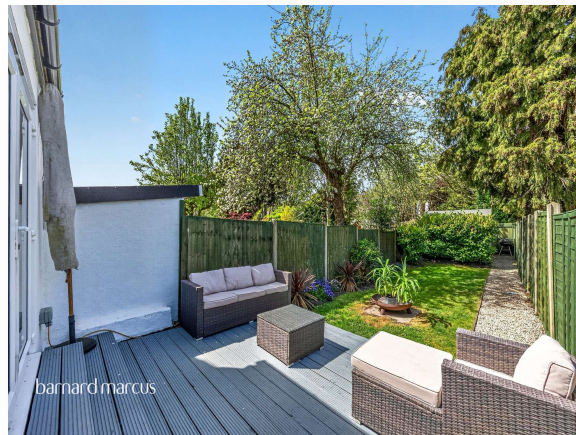


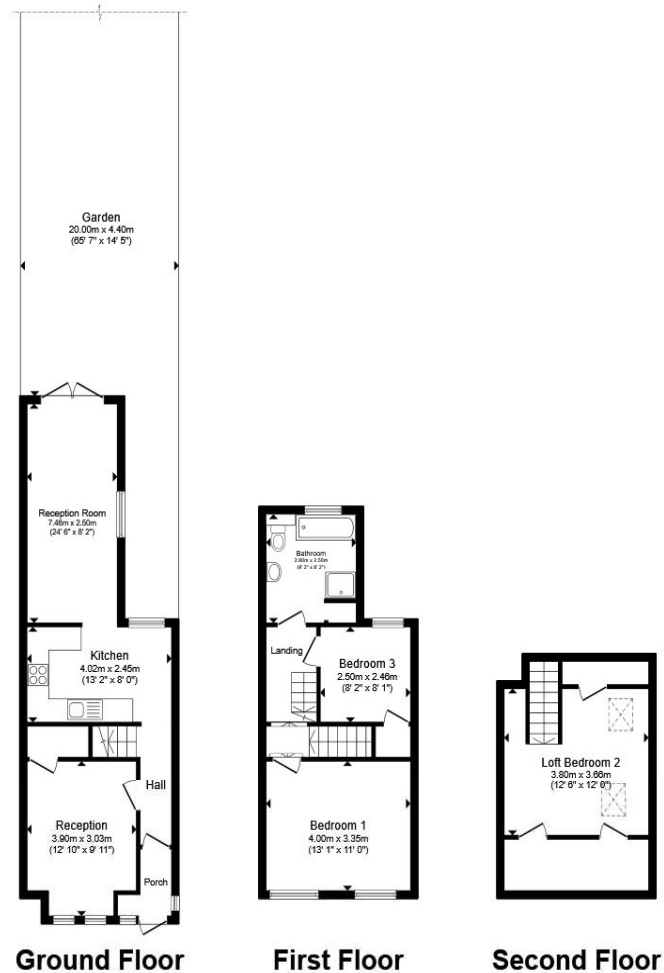


Edward Road, Croydon CR0 6DZ

welcome to
Edward Road, Croydon

Stunning 2 Bedroom Terraced Home - Immaculate Condition - Chain Free - Additional loft room.





Total floor area 94.8 m² (1,021 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

A beautifully presented two/three bedroom mid terraced home, offered to the market chain free and ideally located within walking distance of East Croydon Station perfect for first time buyers.

The ground floor comprises a welcoming front reception room, ideal for a cosy living space. To the rear, a stylish semi-open plan modern kitchen flows seamlessly into an extended reception area, providing a versatile dining and living space. Double French doors open onto a decked seating area, leading to a generously sized rear garden with additional storage at the far end.

Upstairs, the first floor offers a spacious front facing master bedroom, a well-proportioned second bedroom, and a sleek, contemporary family bathroom to the rear. A further staircase leads to a loft room, complete with eaves storage, offering flexible use as a home office, additional living space, or third bedroom.

Set in a prime location close to excellent transport links and local amenities, this charming home is ideal for those looking to step onto the property ladder.

welcome to

Edward Road, Croydon

- 2/3 Bedroom Home
- Rear Extension
- Beautifully presented throughout
- 65 Foot Garden
- Open plan Kitchen / Dining area
- CHAIN FREE
- Close To East Croydon

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

offers in excess of

£450,000



Please note the marker reflects the
postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/CRY113384](https://www.barnardmarcus.co.uk/Property/CRY113384)



Property Ref:
CRY113384 - 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.



barnard marcus



020 8680 9226



Croydon@barnardmarcus.co.uk



50 Lower Addiscombe Road, Croydon, Surrey,
CR0 6AA



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)