



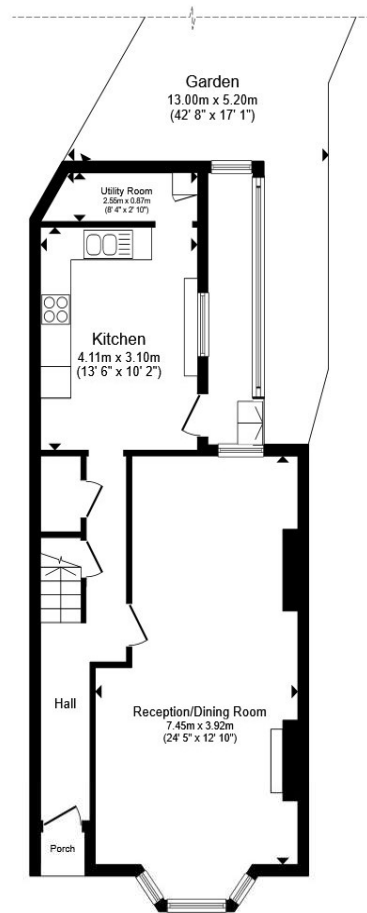
barnard marcus

Croham Road, South Croydon CR2 7PB

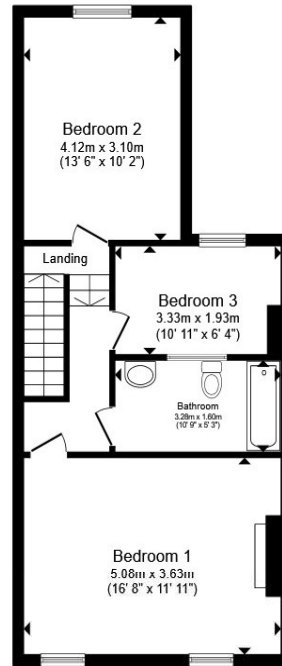
welcome to
Croham Road, South Croydon

Barnard Marcus are proud to present this beautiful 3 bed semi-detached character family house located within minutes of South Croydon station.
** Guide Price £450,000-£460,000 **





Ground Floor



First Floor



Total floor area 112.3 m² (1,208 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



An absolute gem of a 3-bed semi-detached character family house located within minutes of South Croydon station, bus routes and the lovely thoroughfare of South End with its array of coffee shops, bars, shops and restaurants. South Croydon station can access London Bridge/Victoria within 25 minutes. The property comprises of pretty small front garden with patterned tiling leading to storm porch entrance alighting in the hallway with high ceilings and character décor throughout. Large reception room with bay window to front, modern contemporary kitchen/diner to rear with utility room and leading to garden. 1st floor has landing with master bedroom, 2 further bedrooms and stylish modern bathroom, gas central heating, double glazing. Good schools in abundance locally and lovely green space at Lloyd Park with tennis courts and café.

welcome to

Croham Road, South Croydon

- 3 Bedroom
- Semi-detached
- Close to Good Schools
- Good Transport Links
- Utility room

Tenure: Freehold EPC Rating: D
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/SCS109938](https://www.barnardmarcus.co.uk/Property/SCS109938)



Property Ref:
SCS109938 - 0004

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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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