



Cedar Road, Croydon CR0 6UG

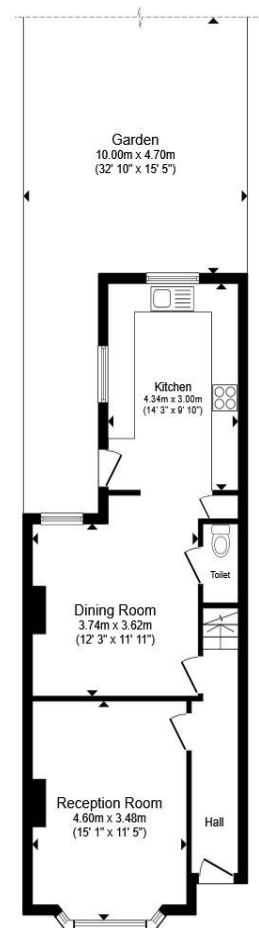
welcome to

Cedar Road, Croydon

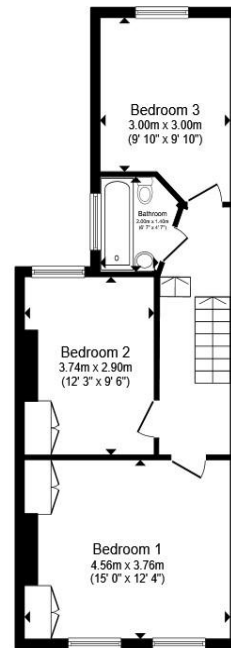
****Guide Price £525,000-£550,000**** A 3 double bedroom period home on Cedar Road, beautifully decorated with a newly landscaped garden. Featuring a bright living room, bay window, fireplace, spacious dining room, and sleek kitchen with breakfast bar. Just moments from East Croydon Station and close to Boxpark, shops, and restaurants. Nestled on the sought after Cedar Road, this stunning 3 double bedroom period terraced house is beautifully presented. Thoughtfully decorated with stylish touches and high quality finishes, it effortlessly combines period charm with contemporary design. The spacious, light filled living room features a bay window, feature fireplace, and bespoke built in shelving and storage units. Flowing through to the generous dining room, you'll find a bright, airy setting ideal for entertaining, complete with hard flooring and large windows. The kitchen opens off the dining space with crisp handleless units, a breakfast bar, and dual aspect windows. The garden is newly landscaped and perfect for relaxing or hosting. Upstairs, the main bedroom is exceptionally spacious, with two large sash windows and stylish built in wardrobes. The second bedroom has built in storage and natural light, while the third is a comfortable double. The contemporary family bathroom is fully tiled, fresh and modern, with a full sized bath and window for natural ventilation. Situated just a short stroll from East Croydon Station, this location is ideal for commuters with fast links to Central London, Gatwick and Brighton. You'll also find an array of local amenities on your doorstep, including Boxpark, shops, restaurants and bars. This is a truly special home offering space, style and superb convenience in one of Croydon's most desirable pockets.



Agents Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Ground Floor



First Floor



Total floor area 103.0 m² (1,109 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

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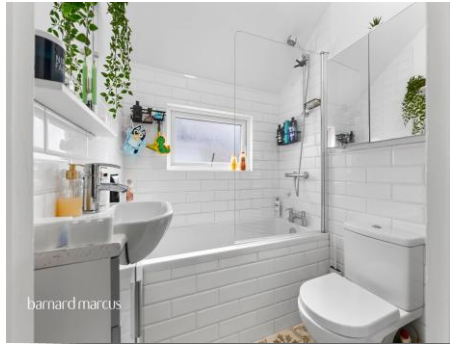
Cedar Road, Croydon

- 3 Double Bedrooms
- Newly Landscaped Garden
- Stones throw from East Croydon Station
- Upstairs Family Bathroom
- Sleek Kitchen
- Separate living room and dining room
- Over 1000sqft
- Stunning Condition

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

guide price

£525,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CRY113592



Property Ref:
CRY113592 - 0005

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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barnard marcus



020 8680 9226



Croydon@barnardmarcus.co.uk



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



barnardmarcus.co.uk