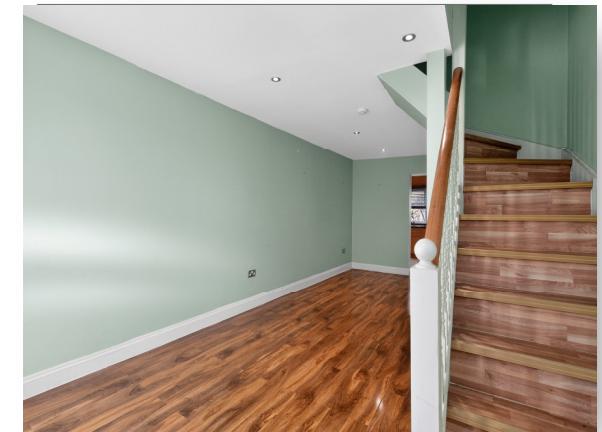


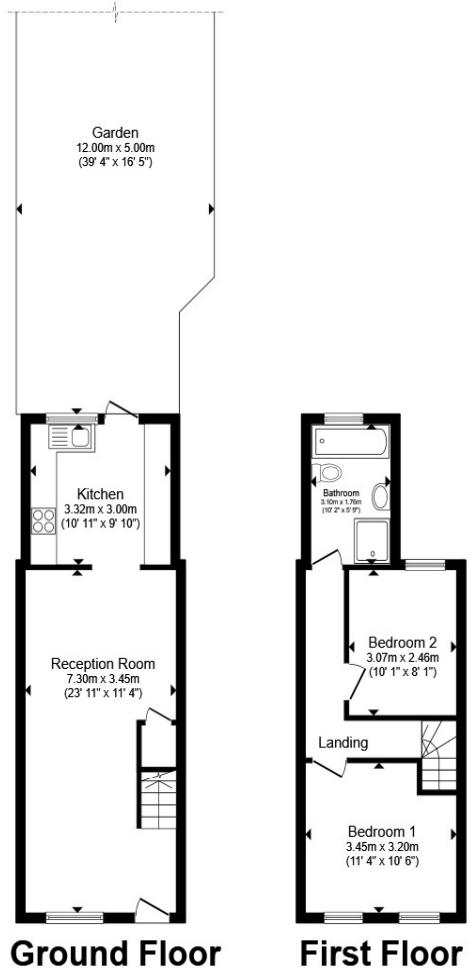


Milton Road, Croydon CR0 2BL

**welcome to
Milton Road, Croydon**

A chain free two double bedroom freehold house, a short walk from East Croydon Station. With upstairs bathroom, spacious garden and move in ready.





Total floor area 66.0 m² (710 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



Charming 2 bed house offered chain free & ideally located a short walk from East Croydon Station, making it perfect for commuters & those seeking convenience.

The ground floor boasts a bright & welcoming open plan living & dining room, providing fantastic versatility for modern living. There's ample space to create a comfortable lounge area alongside dining space, home office or play area, all while accommodating a full living room suite. This flows through to the spacious kitchen, offering an impressive amount of storage & generous worktop space, ideal for keen cooks and everyday practicality.

From the kitchen, doors lead to the rear garden, a lovely, serene space to relax & unwind. With a great size & layout, it is perfect for summer enjoyment, entertaining, or for those with green fingers who enjoy gardening.

Upstairs, the main bedroom is a generous double featuring large windows that flood the room with natural light & provide plenty of space for bedroom furniture. The second bedroom is also a comfortable double, again benefiting from a large window & bright, airy feel. The family bathroom is well appointed & spacious, comprising a full-size bath, separate walk in shower & a window for natural ventilation. There is also the added benefit of a loft for storage or future potential.



The property is in great cosmetic condition throughout, move in ready, & offers wonderful opportunity to own a charming home in a highly convenient & sought after location.

welcome to

Milton Road, Croydon

- CHAIN FREE
- 2 Double Bedrooms
- Upstairs Bathroom
- Short Walk To East Croydon Station
- Private Garden

Tenure: Freehold EPC Rating: C

Council Tax Band: C

guide price

£375,000



view this property online barnardmarcus.co.uk/Property/CRY113268



Property Ref:
CRY113268 - 0008

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.



Please note the marker reflects the postcode not the actual property



020 8680 9226



Croydon@barnardmarcus.co.uk



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



barnardmarcus.co.uk