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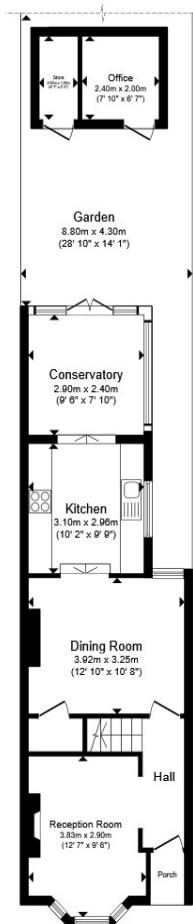
**Theobald Road, Croydon CR0 3RN**

  
**barnard  
marcus**

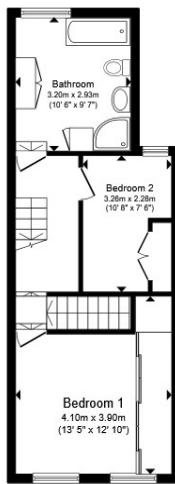
**welcome to  
Theobald Road, Croydon**

A 2 Bedroom terraced home - additional loft room - chain free - newly redecorated.

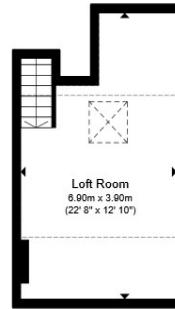




**Ground Floor**



**First Floor**



**Second Floor**



This newly redecorated three bedroom mid terrace house offers generous living space arranged over three floors and is ready to move straight into. Ideal for families, first time buyers, or investors, the property is also being offered to the market chain free.

On entering the home, you are welcomed into a large and inviting living room, perfect for relaxing or entertaining. This leads through to a spacious dining room, creating a great sense of flow through the ground floor. To the rear, the kitchen opens onto an additional conservatory/extension, providing a bright and versatile space that works well as a breakfast area, family room, or home office, with access to the rear of the property.

The first floor offers two good sized bedrooms along with a generous family bathroom. Stairs then lead to the converted loft room, which makes an excellent principal bedroom, guest room, or flexible living space.

Well located for convenience, the property offers easy access to Croydon town centre, with local tram stops nearby providing excellent links to East Croydon and Wimbledon.

A well presented home in a popular location, offered chain-free and ready for its next owners.

**Total floor area 120.6 m<sup>2</sup> (1,298 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](http://www.propertybox.io)

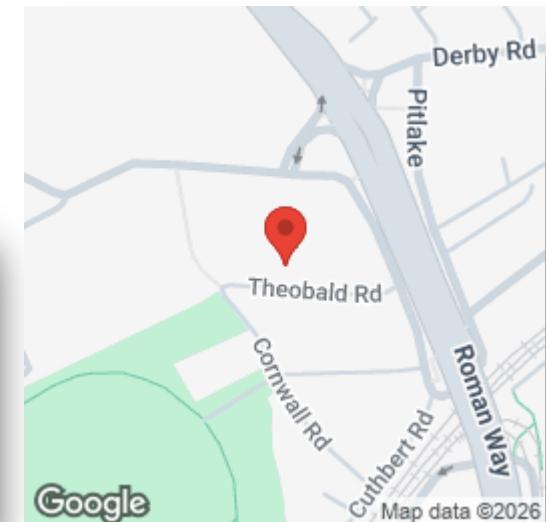
welcome to

## Theobald Road, Croydon

- 2/3 bedroom house
- Upstairs bathroom
- Additional conservatory/extension
- Close to Croydon Town centre
- Newly redecorated
- CHAIN FREE

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

**£400,000**



**view this property online** [barnardmarcus.co.uk/Property/CRY113319](http://barnardmarcus.co.uk/Property/CRY113319)

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.



Property Ref:  
CRY113319 - 0003

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



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