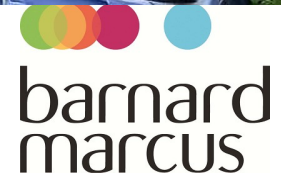




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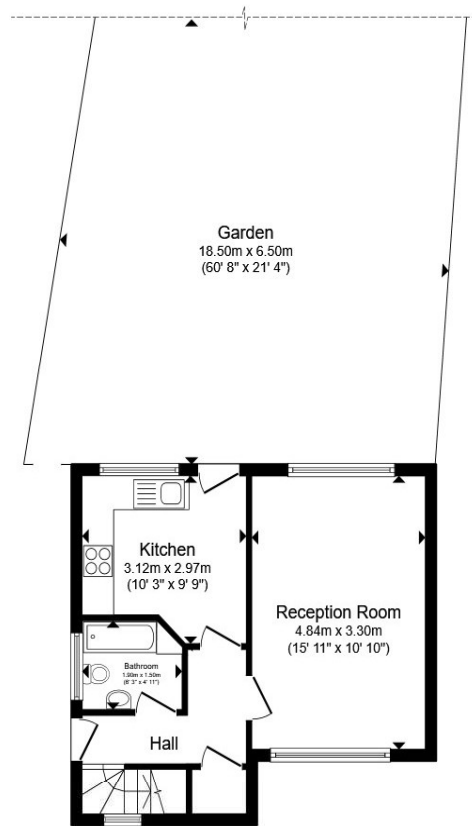
**Euston Road, Croydon CR0 3NR**



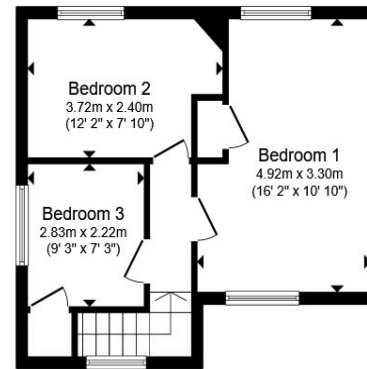
**welcome to**  
**Euston Road, Croydon**

3 double bedroom semi-detached family home with large garden and driveway with fantastic scope for improvement and creating your ideal family home, with additional potential to extend (STPP).





**Ground Floor**



**First Floor**



Total floor area 70.3 m<sup>2</sup> (757 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)



A fantastic opportunity to acquire this three double bedroom semi-detached family home on Euston Road, Croydon, offering huge potential for renovation and extension (STPP). Set on a generous plot, the property boasts a large driveway and an impressive level rear garden, ideal for growing families or those looking to create their dream home.

The ground floor features a spacious double aspect living area, flooded with natural light from windows overlooking both the front and rear gardens, with ample space for both living and dining furniture. The kitchen is a great size with direct access to the garden, while a well-proportioned family bathroom with window for ventilation and a handy storage cupboard add to the practicality.

Upstairs comprises three well-sized double bedrooms, two of which benefit from built-in storage. The large front garden provides added privacy, while the substantial rear garden offers excellent scope to extend (STPP).

Conveniently located for local shops and transport links, this is a rare opportunity to add value and create a superb family home. Please note, the property is affected by Japanese knotweed which is being treated, and buyers should seek appropriate advice.

welcome to

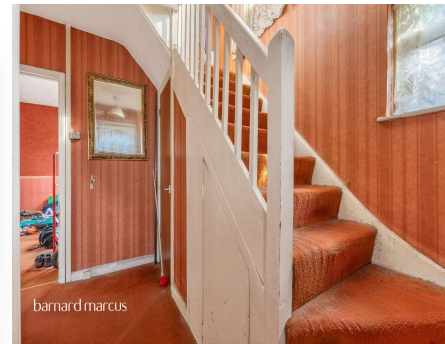
## Euston Road, Croydon

- Great Investment Opportunity
- Huge Potential
- Driveway
- Large Garden
- Scope to Extend (STPP)
- 3 Double Bedrooms
- Close to Amenities
- Faces on To Green

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

guide price

**£375,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/CRY113358](https://www.barnardmarcus.co.uk/Property/CRY113358)



Property Ref:  
CRY113358 - 0004

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.



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