



Marden Road, Croydon CR0 3ET

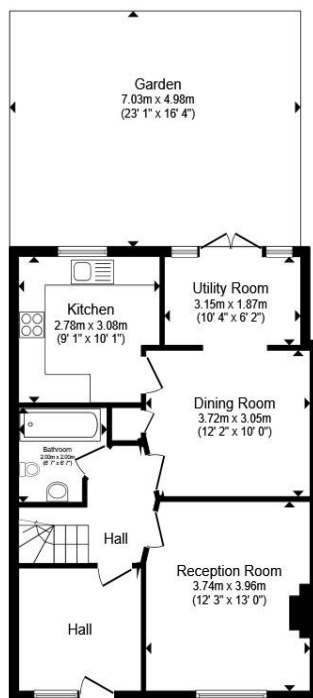
welcome to

Marden Road, Croydon

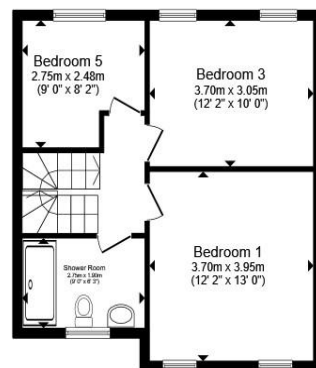
Spacious five-bedroom semi-detached family home with off-street parking, side access, private garden and accommodation arranged over three floors. Situated on a popular residential road, this substantial five-bedroom end-of-terrace family home offers approximately 1,454 sq. ft. of versatile living accommodation arranged over three floors. Benefiting from off-street parking via a dropped kerb, side access, and a private rear garden, the property is ideally suited to growing families seeking space and convenience. The ground floor comprises an enclosed entrance hall which offers valuable additional living space and can be utilised as a reception area, study or playroom, thanks to the ability to close it off from the main accommodation. This leads through to a bright and spacious reception room, while a separate dining room provides an excellent space for family meals and entertaining. The fitted kitchen is positioned to the rear and is complemented by a useful utility room with access to the garden. A ground-floor bathroom adds further practicality. The first floor offers three well-proportioned bedrooms alongside a modern shower room, while the second floor provides two additional bedrooms and a separate WC, creating flexible accommodation for larger families, home workers, or those requiring guest space. Externally, the property benefits from a private rear garden, ideal for outdoor dining and family enjoyment. The side access offers convenience for bicycles, garden equipment, and general storage, while the dropped kerb to the front provides valuable off-street parking.



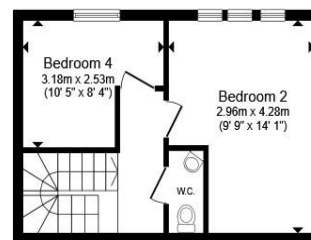
Marden Road is conveniently situated for a range of local amenities, schools, and transport links. Thornton Heath and West Croydon stations are within easy reach, offering frequent services into London Victoria, London Bridge, and surrounding areas. A selection of well-regarded primary and secondary schools can be found nearby, making the area particularly appealing to families. Residents can also enjoy several local green spaces, including Grangewood Park, Thornton Heath Recreation Ground, and the open spaces of Wandle Park, providing excellent opportunities for recreation and leisure. **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



Second Floor



Total floor area 135.1 m² (1,454 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

welcome to

Marden Road, Croydon

- Five-bedroom, semi-detached home
- Arranged over three floors
- Two reception rooms plus a versatile additional room offering flexible living space
- Kitchen and utility room
- Bathroom, shower room and separate WC
- Private rear garden
- Side access
- Off-street parking via dropped kerb

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

offers over

£550,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH114387



Property Ref:
THH114387 - 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.

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