



barnard marcus

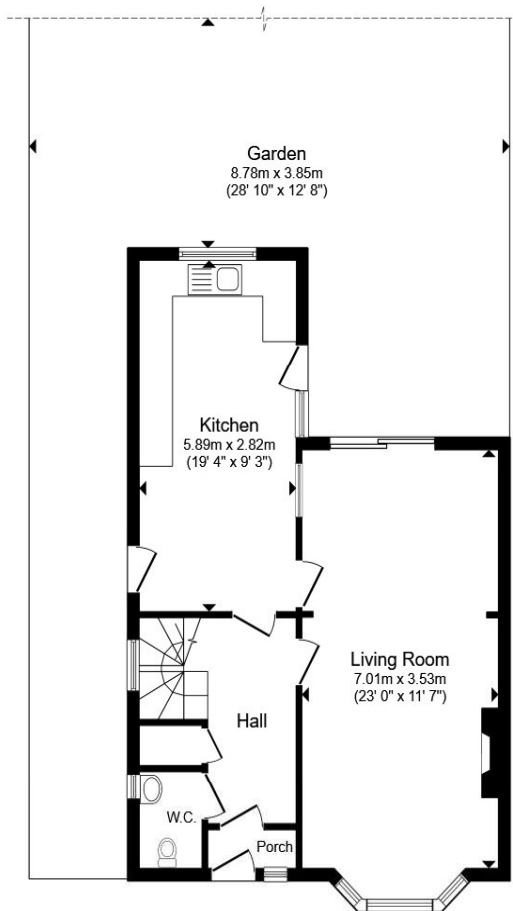
**Roman Way Lloyd Park Avenue, Croydon CR0 5SA**



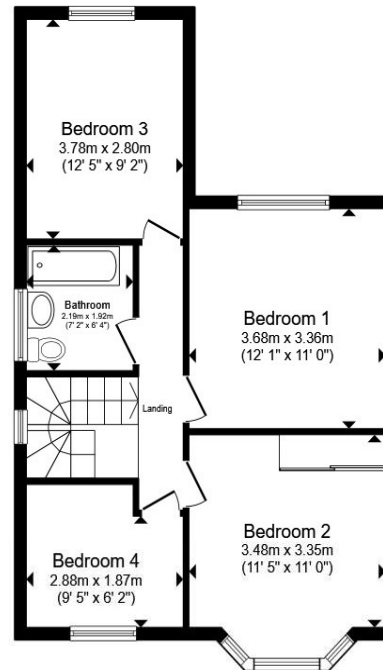
**welcome to**  
**Roman Way Lloyd Park Avenue, Croydon**

Barnard Marcus are proud to present this beautiful 4 bed detached family house.





**Ground Floor**



**First Floor**



Total floor area 110.3 m<sup>2</sup> (1,187 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)



One of the most sought-after roads in Croydon resides this beautiful 4 bed detached family house overlooking the lovely green space of Lloyd Park and is a no through road to add to its bespoke nature. This rarely available house with huge potential for extension (STPP) but still offering over 1300sqft of internal space (including garage) with a rear garden. Bay fronted profile adds to its kerb side appeal with enclosed storm porch including large hallway with contemporary kitchen/breakfast room, two further receptions rooms with downstairs W/C. Four bedrooms upstairs with family bathroom, good order throughout. Ideally located, Lloyd Park Avenue is within easy reach of East Croydon Station, providing fast and frequent services into Central London. Tram links and bus routes are also conveniently close by. The area is well served by a number of highly regarded schools, including Royal Russell, Whitgift and Coombe Wood. The property is offered to the open market with no onward chain, making it an excellent opportunity for families and investors alike.

welcome to

## Roman Way Lloyd Park Avenue, Croydon

- No Chain
- 4 Bedroom
- Rear Garden
- Downstairs W/C
- Close to Stations

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

offers in excess of

**£800,000**



Please note the marker reflects the  
postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/SCS108065](https://barnardmarcus.co.uk/Property/SCS108065)



Property Ref:  
SCS108065 - 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.

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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