



Hastings Road, Croydon CR0 6PH

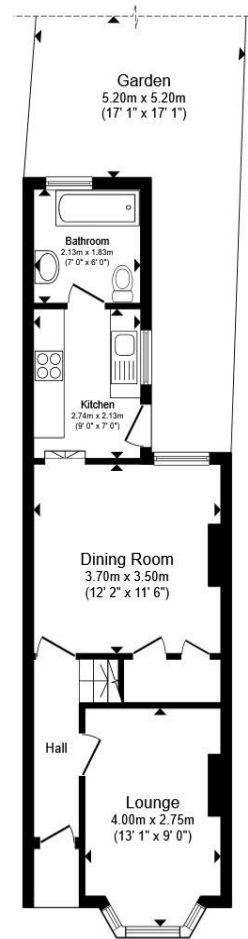
welcome to

Hastings Road, Croydon

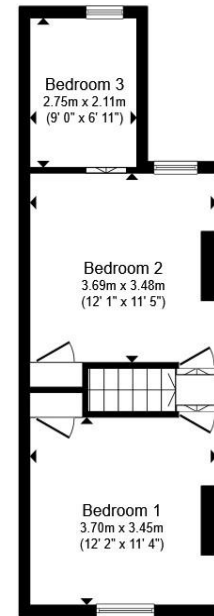
Guide Price £375,000 - £400,000 A three bedroom mid-terraced house, chain free - recently redecorated and well presented throughout. Ideally located on Hastings Road in Addiscombe, within walking distance of East Croydon Station, this well presented three bedroom mid-terraced home is perfect for commuters. The property also benefits from being close to Addiscombe High Street, with its wide array of local shops, cafés, and everyday amenities. The accommodation is arranged over two floors and begins with an inviting entrance hall. To the front of the property, you will find a bright and spacious reception room featuring a charming bay window, allowing for plenty of natural light. Moving through, there is a generous dining room which seamlessly flows into a well-maintained kitchen, creating a sociable and practical living space. The ground floor bathroom is positioned just off the kitchen at the rear. Externally, the property boasts a generous sized rear garden, ideal for entertaining or relaxing, complete with a decking area. Upstairs, the property offers two large double bedrooms. In addition, there is a third bedroom accessed via the second bedroom, which provides versatility perfect as a dressing room, nursery, home office, or potential space for those considering relocating the bathroom upstairs (subject to the usual consents). The property is offered to the market chain free and is presented in good condition throughout, having been recently redecorated. This makes it an ideal purchase for first time buyers or investors looking for a ready to move into home in a convenient and well connected location.



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



Total floor area 76.1 m² (819 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

Hastings Road, Croydon

- Three bedroom mid-terraced house
- Popular Addiscombe location
- Walking distance to East Croydon Station
- Close to Addiscombe High Street and local amenities
- Two reception rooms
- Generous rear garden with decking area
- Chain Free
- Well presented kitchen

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/CRY113567



Property Ref:
CRY113567 - 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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