

Stockbury Road, Croydon CR0 7YB

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welcome to

Stockbury Road, Croydon

GUIDE PRICE £375,000 - £400,000 - Spaciously arranged over three floors, this three-bedroom townhouse offers an excellent opportunity for families and buyers alike, with plenty of scope to modernise, personalise, and add value. Offering approximately 1,188 sq. ft. of accommodation, the property features a generous entrance hall, ground floor WC, large kitchen/dining room with direct access to the rear garden, integral garage and private driveway parking. The upper floors comprise 3 well proportioned bedrooms, a living room and a family bathroom, with the flexible layout ideal for growing families, home working or multi generational living. Externally, the property benefits from a private rear garden and front driveway. Situated in a popular residential location, Stockbury Road is conveniently placed for local shops, schools and everyday amenities. Croydon town centre is within easy reach, offering an extensive selection of retail, leisure and dining facilities, while excellent transport links from East and West Croydon stations provide direct services to London Bridge, Victoria and Gatwick Airport. The area is also well served by bus routes, tram connections and nearby green spaces, making it an attractive choice for commuters and families alike. Offered with no onward chain, this is a fantastic opportunity to create a superb family home in a well connected Croydon 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.















Total floor area 110.3 m² (1,188 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

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- No Chain
- 3 Bedrooms
- Good Transport Links
- Close to Shops
- Garden, Garage and Driveway

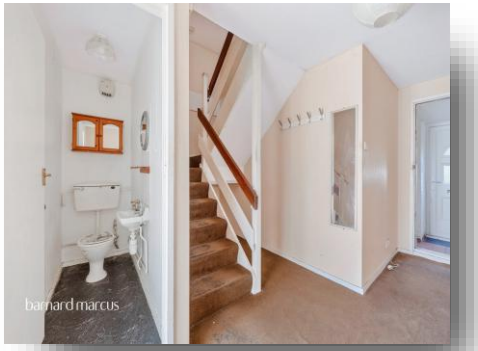
Tenure: Freehold EPC Rating: F
Council Tax Band: D

guide price

£375,000









Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CRY113663

The Property Ombudsman

Property Ref:
CRY113663 - 0009

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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