



**Bates Crescent, Croydon CR0 4ET**

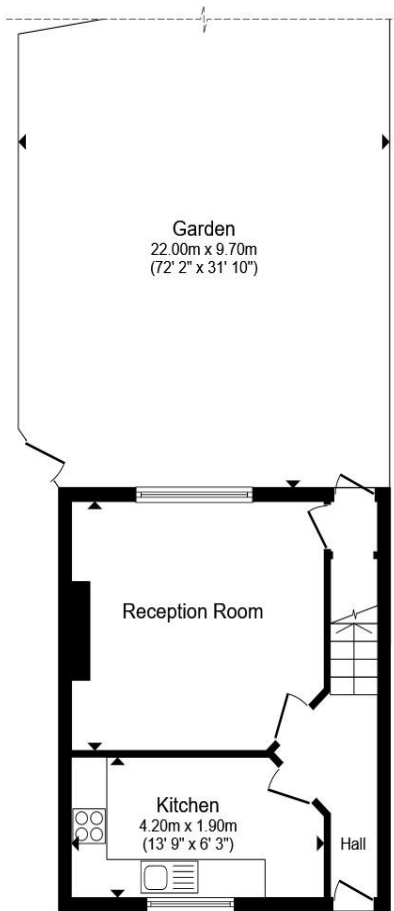
**welcome to**

## **Bates Crescent, Croydon**

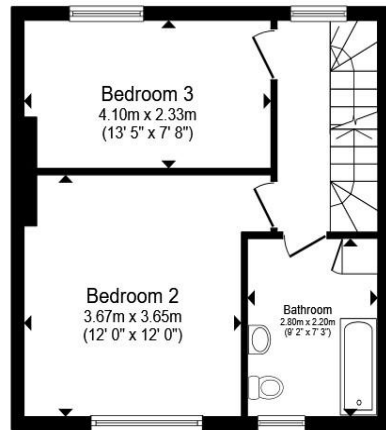
An attractive and extended three double bedroom terraced family home, superbly positioned on a quiet residential crescent within approximately half a mile of both Waddon and South Croydon stations. The property offers well-balanced and spacious accommodation arranged over three floors and presented in lovely order throughout. The ground floor welcomes you with a smart entrance hallway leading to a contemporary fitted kitchen, complete with ample worktop and storage space. To the rear, a bright and generous reception room provides the perfect living and entertaining space, opening directly onto a substantial private garden measuring approximately 72ft in length — ideal for families and outdoor enjoyment. The first floor comprises two well-proportioned double bedrooms and a modern family bathroom, while the second floor has been skilfully converted to create an impressive principal bedroom suite with its own shower room, offering a private and comfortable retreat. Further benefits include gas central heating, double glazing throughout and off-street parking to the front. The property combines modern living with practical family space, making it an ideal purchase for growing households.



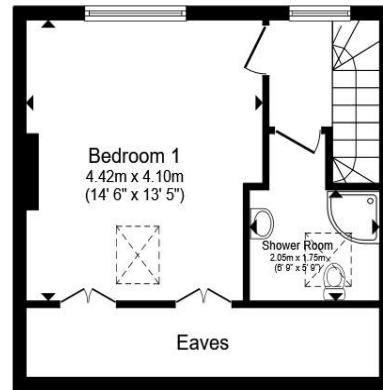
Bates Crescent is a quiet residential setting conveniently located within approximately half a mile of Waddon and South Croydon stations, providing excellent links into Central London, alongside regular bus routes nearby. The property is within easy reach of the extensive amenities along Purley Way and central Croydon, while also benefiting from close proximity to a number of popular green spaces including Duppas Hill, Wandle Park and Lloyd Park, ideal for outdoor leisure and family time.



**Ground Floor**



**First Floor**



**Second Floor**



Total floor area 96.4 m<sup>2</sup> (1,037 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)



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## Bates Crescent, Croydon

- Extended three double bedroom family home
- Quiet residential crescent location
- Spacious reception room with garden access
- Principal bedroom with en-suite shower room
- Off-street parking & approx. 72ft rear garden

Tenure: Freehold EPC Rating: C

Council Tax Band: C

**£475,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SCS110110](https://www.barnardmarcus.co.uk/Property/SCS110110)



Property Ref:  
SCS110110 - 0002

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