



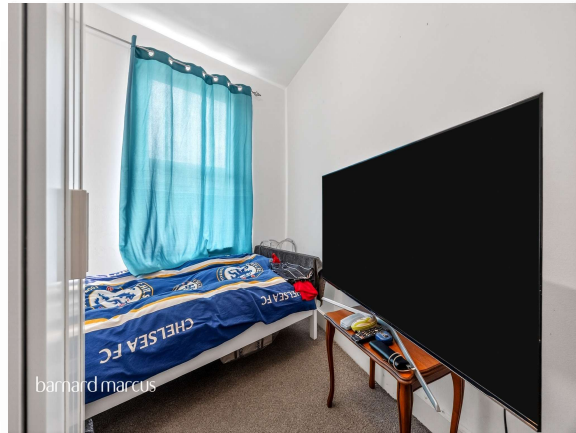
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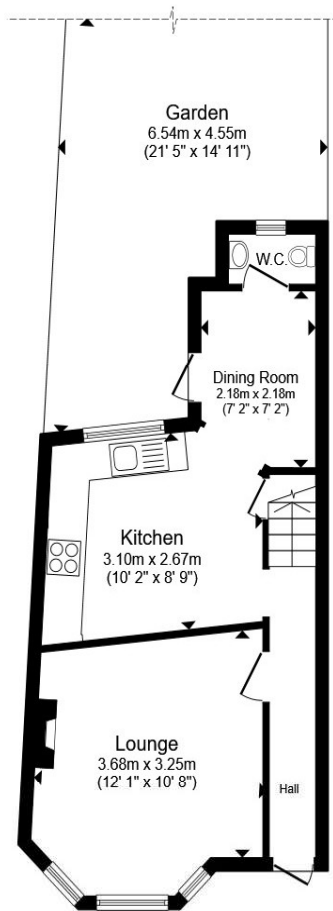
**Fairholme Road, Croydon CR0 3PJ**

  
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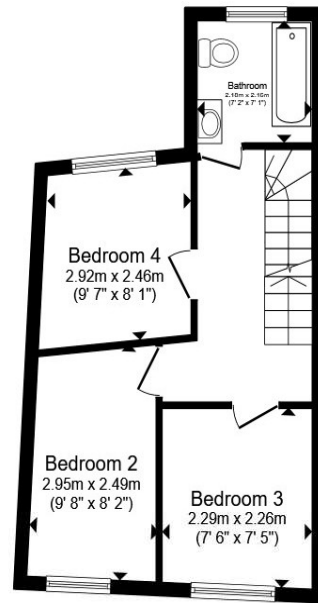
**welcome to**  
**Fairholme Road, Croydon**

4 Bedroom Freehold house, chain free and a short walk to West Croydon Station, located on a quiet residential road.

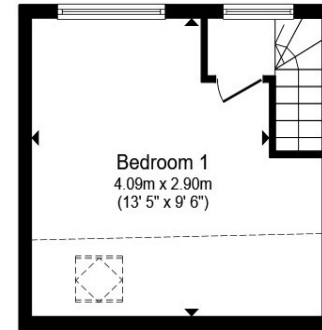




**Ground Floor**



**First Floor**



**Second Floor**



Total floor area 95.2 m<sup>2</sup> (1,025 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)



A fantastic opportunity to acquire this well proportioned four bedroom freehold home on the ever popular Fairholme Road, ideally positioned on a quiet residential street within easy reach of excellent transport links.

The ground floor offers a spacious front reception room with a large bay window flooding the space with natural light. To the rear, the kitchen provides ample storage and worktop space, with plenty of room for dining furniture, making it a great hub for everyday living. A convenient downstairs WC is located just off the kitchen, alongside direct access out to a sunny private lawn garden.

Upstairs on the first floor are three well proportioned bedrooms, including a generous double bedroom and two comfortable single rooms, perfect for children, guests or a home office. The family bathroom is also located on this level.

The top floor has been thoughtfully converted to create a superb principal bedroom, featuring both a Velux window and dormer to the rear, offering great natural light and lovely views over the garden.

Ideally located just a short walk from West Croydon Station, this home is perfect for commuters and families alike.

welcome to

## Fairholme Road, Croydon

- CHAIN FREE
- Short Walk to West Croydon Station
- 4 Bedrooms
- FREEHOLD
- Good Size Garden
- Quiet Residential Road

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

**£425,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/CRY113486](https://www.barnardmarcus.co.uk/Property/CRY113486)



Property Ref:  
CRY113486 - 0004

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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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