



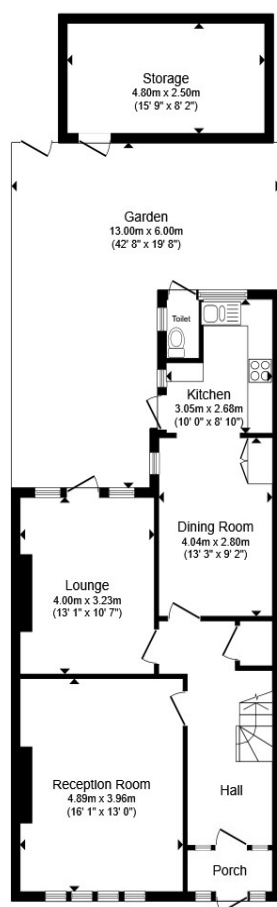
barnard marcus

Bingham Road, Croydon CR0 7ED

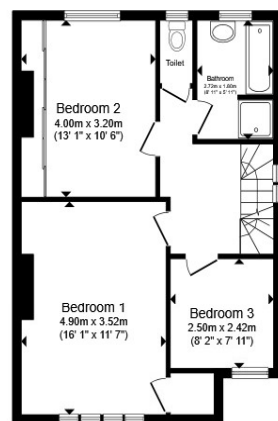
welcome to
Bingham Road, Croydon

Four Bedroom House - Loft extension - Off street Parking - A perfect family home.

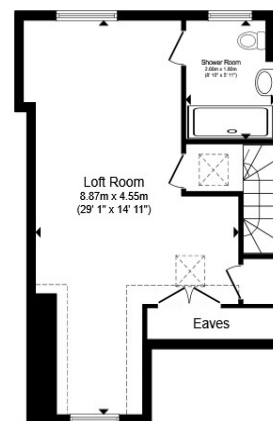




Ground Floor



First Floor



Second Floor



This spacious four-bedroom mid-terrace home offers flexible accommodation over three floors, with off-street parking for two cars to the front, plus a rear driveway and garage for additional parking or storage.

A welcoming hallway leads to a grand reception room with period ceiling detailing. Beyond is a second reception room with doors to the generous rear garden. To the rear, a dining room opens into the kitchen, also with garden access - ideal for family living.

The first floor offers two double bedrooms with built-in storage, a single bedroom, a family bathroom and separate WC.

The impressive loft extension is in excellent condition, featuring an ensuite shower room and eaves storage. This expansive space would make an ideal principal suite and could even be divided into two rooms if required. The remaining floors are well presented, with scope to update.

Ideally located a short walk from Addiscombe Tram Stop with links to East Croydon, Elmers End and Beckenham. Close to Addiscombe High Street, Dirty Crunch Deli, Anna's Café and Addiscombe Recreation Ground.

Total floor area 179.0 m² (1,927 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

Bingham Road, Croydon

- 4 Bedrooms
- 2 Bathrooms
- Off street parking and a garage
- 3 Reception rooms
- Walking distance to Addiscombe High street
- 1927 sq.ft of living space

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

£625,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CRY113342



Property Ref:
CRY113342 - 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.



barnard marcus



020 8680 9226



Croydon@barnardmarcus.co.uk



50 Lower Addiscombe Road, Croydon, Surrey,
CR0 6AA



barnardmarcus.co.uk