



Roman Way Lloyd Park Avenue, Croydon CR0 5SA

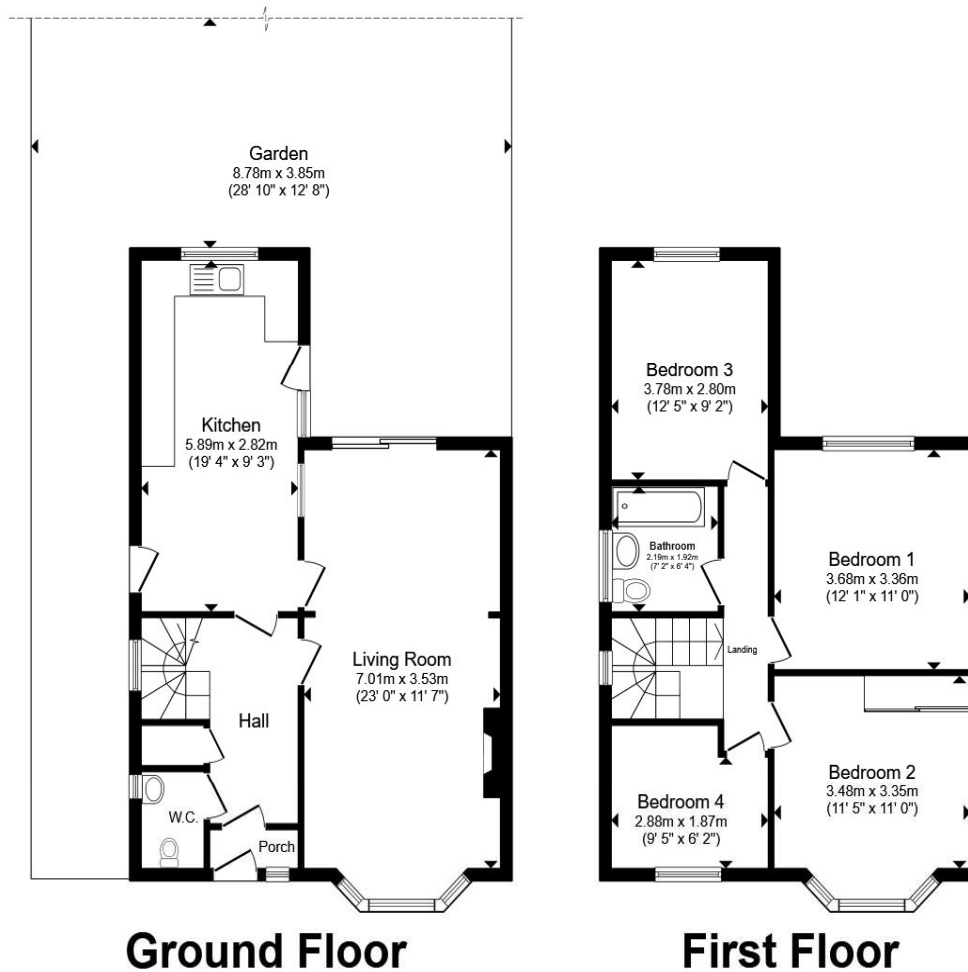
welcome to

Roman Way Lloyd Park Avenue, Croydon

Barnard Marcus is proud to present this beautiful 3/4 bed detached family house situated in a prime location.

****Some images are CGI generated****





Total floor area 110.3 m² (1,187 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



In one of the most sought-after roads in Croydon this delightful 3/4 bed detached family house situated in a cul-de-sac overlooks large Lloyd Park. This rarely available house offers potential for growth (STPP) with flexible accommodation and benefits from a secure and attractive rear garden. There is a separate garage. The bay fronted profile adds to its curb-side appeal together with enclosed storm porch. A large parquet floored hallway leads to a generous modern newly fitted kitchen/breakfast room. There are two naturally lit parquet floored receptions rooms and a downstairs W/C and cloaks cupboard. Upstairs there are three main bedrooms with a fourth bedroom flexibly, a nursery/dressing room/study and a family bathroom. Good order throughout. Ideally located, Lloyd Park Avenue is within easy reach of East and South Croydon Stations, providing fast and frequent services into Central London, easy access to the M25/M2/M3/M23, Gatwick Airport and the south coast Tram links and bus routes are also conveniently close by. The area is well served by several highly regarded schools, including Royal Russell, Whitgift and Coombe Wood. The property is offered to the open market with no onward chain, making it an excellent opportunity for couples and families alike.

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.

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- No Chain
- Flexible accommodation comprising 4 Bedrooms, overlooking Lloyd Park
- Secure Rear Garden, detached garage and off-road parking
- Downstairs cloakroom & cupboard
- Convenient; tram or walking to both East Croydon and South Croydon Stations

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

offers in excess of

£750,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SCS108065



Property Ref:
SCS108065 - 0016

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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