



**Northcote Road, Croydon CR0 2HY**

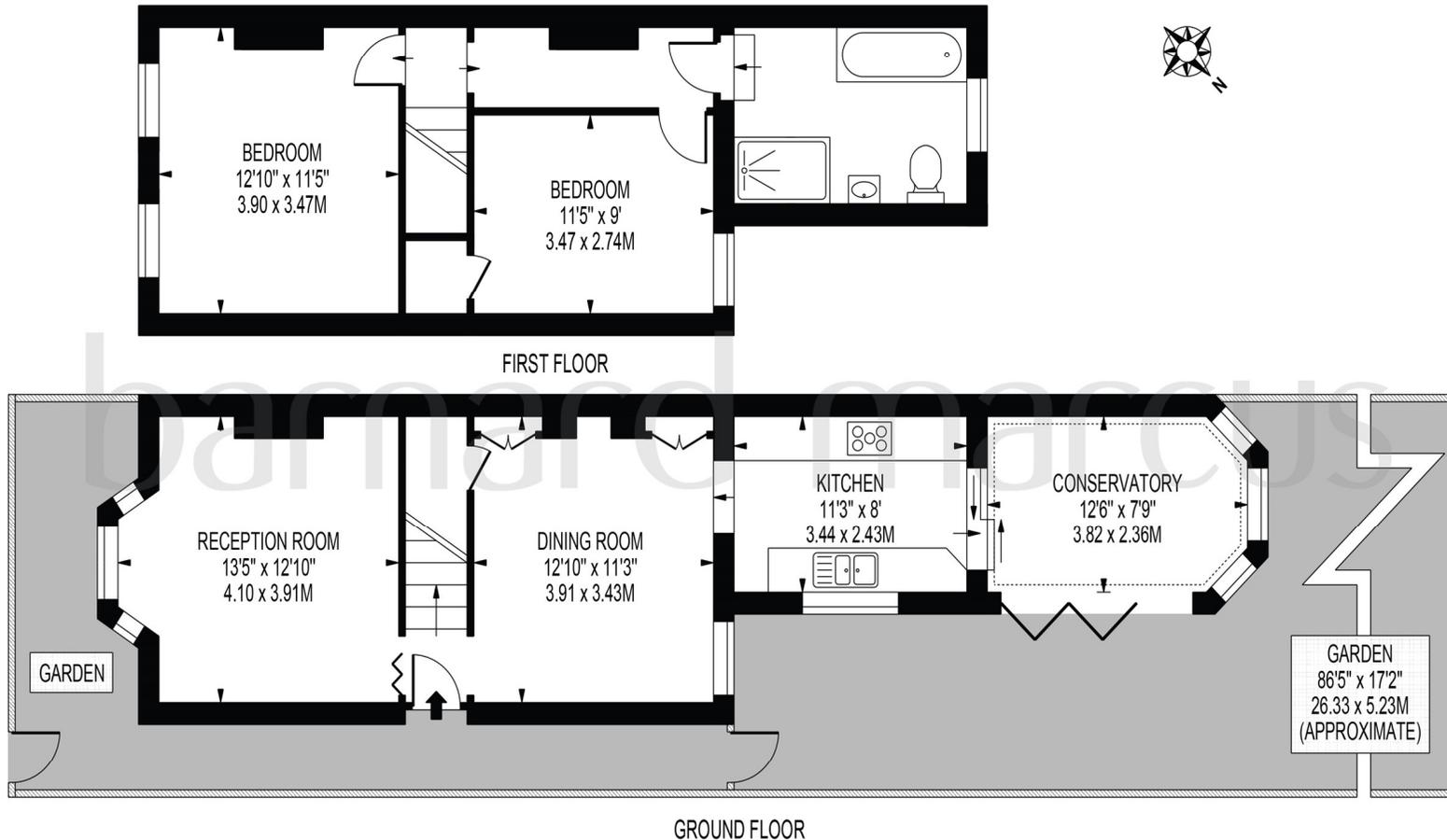
**welcome to**  
**Northcote Road, Croydon**

Chain free two double bedroom, semi detached family home with additional conservatory in good condition throughout just a short walk to Selhurst Station and the well renowned BRIT school.



# NORTHCOTE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 984 SQ FT - 91.42 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

This charming two bedroom semi-detached home offers spacious living and character throughout. The front living room is light and inviting, with a large bay window and feature fireplace. A separate dining room provides another generous space, complete with exposed brick fireplace, alcove shelving and handy under-stairs storage. The separate kitchen is an excellent size, offering plenty of cupboards, worktop space, gas cooker and electric hob. Sliding doors lead into the conservatory, a versatile space ideal as a playroom, home office or relaxing spot overlooking the garden, with French doors opening directly outside.

Upstairs are two great sized double bedrooms, both with ample space for furniture and storage. The family bathroom is fully tiled and features a full-sized bath, one-and-a-half sized walk-in shower and window for natural light and ventilation.

Perfectly located within a short walk of Selhurst station and the renowned BRIT School, this chain free property is a fantastic opportunity to purchase a spacious home with excellent transport links and plenty of charm.

welcome to

## Northcote Road, Croydon

- 2 Double Bedrooms
- Upstairs Bathroom
- CHAIN FREE
- Conservatory
- Good Condition

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

# £400,000



Please note the marker reflects the  
postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/CRY113027](https://www.barnardmarcus.co.uk/Property/CRY113027)



Property Ref:  
CRY113027 - 0003

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](mailto:Croydon@barnardmarcus.co.uk)



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



**[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)**