



barnardmarcus

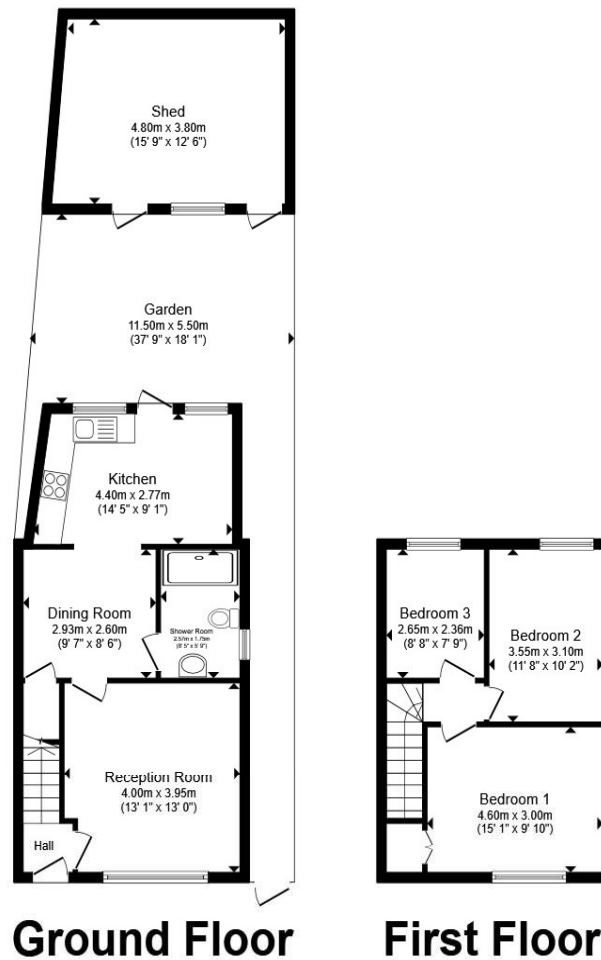
Salem Place, Croydon CR0 1AQ


barnard
marcus

welcome to
Salem Place, Croydon

CHAIN FREE 3 bedroom home with off street parking, solar panels and EV charging port.





A fantastic opportunity to purchase this chain free three-bedroom house on the sought after Salem Place, Croydon, featuring off street parking for two cars, a car charging port, and the added benefit of solar panels for improved energy efficiency. Ideally positioned for excellent transport links and a wide range of local amenities, this home is perfectly suited for families and commuters alike.

The ground floor offers a bright and spacious living room leading into a separate dining room, which flows through to a well proportioned and well equipped kitchen. From here, you can access a generous and private rear garden, complete with a versatile shed ideal for storage or potential use as a home office or studio. The family bathroom is also located on the ground floor, featuring a stylish walk in shower and crisp white tiling.

Upstairs comprises two double bedrooms and a particularly spacious single bedroom. The property offers excellent scope for a new owner to modernise and put their own stamp on it.

With off street parking, modern energy features, and no onward chain-rarely available in this area this is a superb home not to be missed.

Total floor area 94.2 m² (1,014 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

Salem Place, Croydon

- CHAIN FREE
- Driveway for 2 cars
- 3 Generous Bedrooms
- Good Size Garden
- Great For Transport Links
- Solar Panels
- EV Charging Port

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/CRY113635](https://www.barnardmarcus.co.uk/Property/CRY113635)



Property Ref:
CRY113635 - 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



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



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