



barnard marcus

Stretton Road, Croydon CR0 6EQ

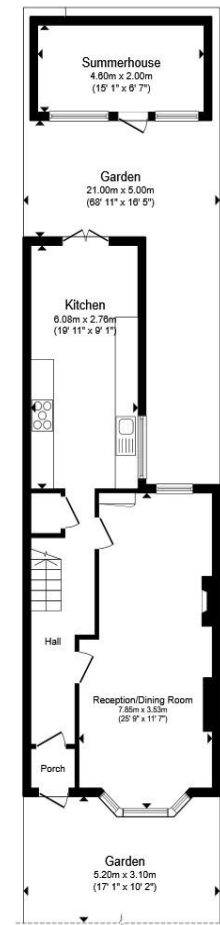
welcome to

Stretton Road, Croydon | Guide Price £450,000 - £475,000

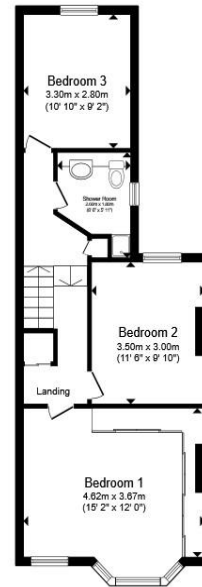
Refurbished, chain free 3 double bedroom house in move in ready condition, with great proportions it makes the perfect family home. ****Some images are CGI generated****A beautifully refurbished and exceptionally spacious three double bedroom terraced home on Stretton Road, Croydon, offered chain free and ready to move straight into. Finished to a high standard throughout, the property provides a perfect blank canvas for any buyer. The ground floor features a stunning open-plan living space with solid wood flooring, high ceilings, a bay window, and charming feature fireplaces, offering excellent flexibility for family living. To the rear is a large, well equipped kitchen with generous storage and worktop space, complete with a double oven and integrated areas for a microwave, washing machine, American style fridge freezer, dishwasher, and tumble dryer-all included. This flows into a bright dining area with French doors opening onto a generous garden with lawn, patio, and a brick built workshop, ideal as a home office, gym, or studio. Upstairs offers three genuine double bedrooms, including an impressive master with mirrored wardrobes and bay window. The modern family bathroom benefits from a walk-in double shower, heated towel rail, storage, and natural light. Further potential for loft conversion (STPP). Ideally located for East Croydon station.



Agents Note: 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.



Ground Floor



First Floor

Total floor area 114.3 m² (1,230 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




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welcome to

Stretton Road, Croydon

- **Guide Price £450,000 - £475,000**
- CHAIN FREE
- 3 Double Bedrooms
- Upstairs Bathroom
- 1230 sqft
- Brick Workshop and Large Garden
- Potential to Extend (STPP)
- Refurbished

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

Guide price

£450,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CRY113468



Property Ref:
CRY113468 - 0007

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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