



Crunden Road, South Croydon CR2 6HD

Welcome to Crunden Road, South Croydon

Viewing is the only way to fully appreciate this classic two bedroom semi-detached house, located on the ever popular Crunden Road, South Croydon and situated within minutes of local bus stops/bus garage, local shops, restaurants and many good local schools.

This wonderful house boasts of large front reception room with traditional fire places and high ceiling, large dining room with large window and large fireplace and separate kitchen, with conservatory to the rear of the property with downstairs w/c. Upstairs, you are welcomed by two large double bedrooms and large family bathroom. The property further boasts from on street parking and side access. With some decorative works required throughout the property, this truly is the perfect purchase to put your own stamp on. Call us today to book your viewing on 020 8681 6744!

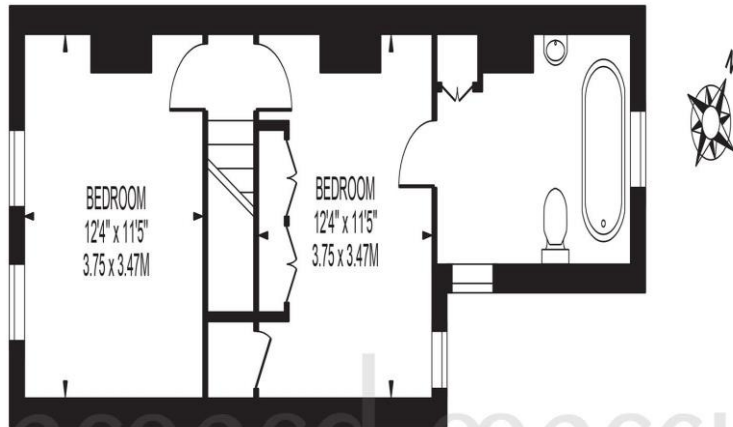


CRUNDEN ROAD

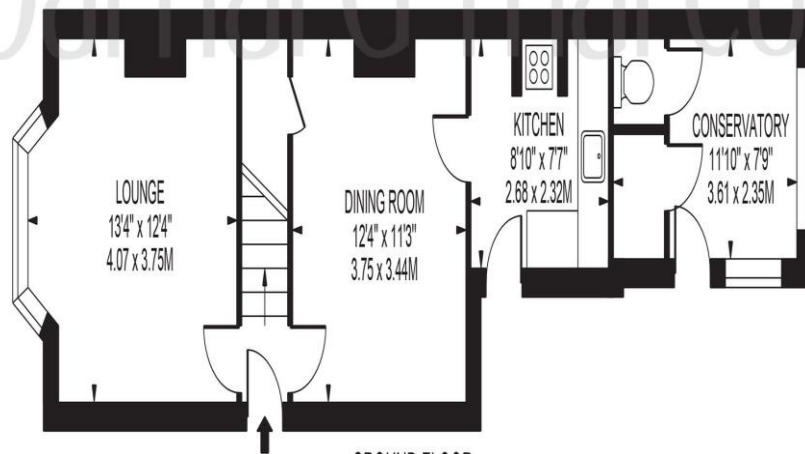
APPROXIMATE GROSS INTERNAL FLOOR AREA: 839 SQ FT - 77.96 SQ M

(EXCLUDING CONSERVATORY)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF CONSERVATORY: 91 SQ FT - 8.48 SQ M



FIRST FLOOR



GROUND FLOOR

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.



Welcome to

Crunden Road, South Croydon

- Excellent 2 Bedroom Semi-Detached House
- Light And Airy
- Downstairs W/C
- Some Decorative Work Needed Throughout
- Fantastic Investment Opportunity
- Lovely Rear Garden
- Fantastic Location For Schools, Transport & Amenities

Tenure: Freehold EPC Rating: Awaited

£400,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SCS108031



Property Ref:
SCS108031 - 0002

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.

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