



barnard marcus

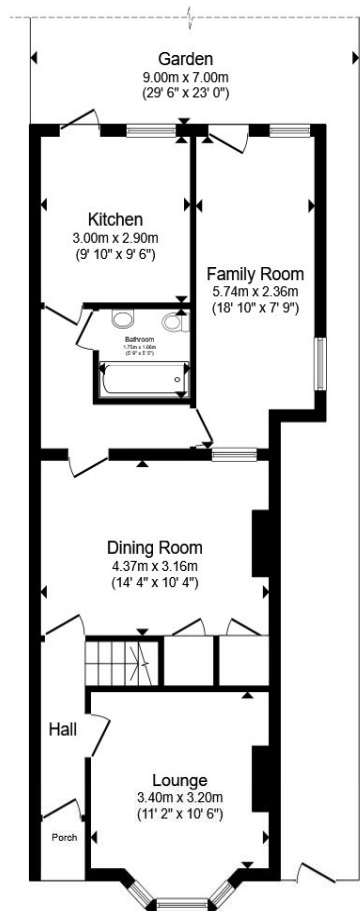
Guildford Road, Croydon CR0 2HG



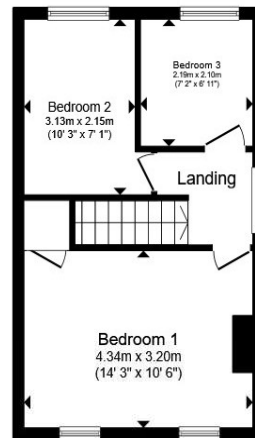
welcome to
Guildford Road, Croydon

In need of modernisation, this 3 bedroom semi detached house offers a fantastic opportunity to create a lovely family home in a great location close to Selhurst Station.





Ground Floor



First Floor



Total floor area 95.3 m² (1,025 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



This spacious semi-detached property on Guildford Road presents a superb investment opportunity, offering over 1,000 sq ft of accommodation and full potential for refurbishment. In need of complete renovation throughout, the property provides a fantastic canvas for those looking to modernise and add value.

The ground floor comprises three separate reception rooms, a kitchen, and a family bathroom, with direct access to the garden from both the kitchen and the family room - ideal for reconfiguring into a more contemporary layout. Upstairs, the property offers three well proportioned bedrooms.

Positioned on a quiet residential street, location is a real highlight-just a stone's throw from Selhurst Station, close to the renowned BRIT School, and within walking distance of Norwood Junction Station, providing excellent transport links. Offered with huge scope and potential, early viewing is highly recommended.

Agents Note; We have been unable to verify and are limited to the material information that relates to this property. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.

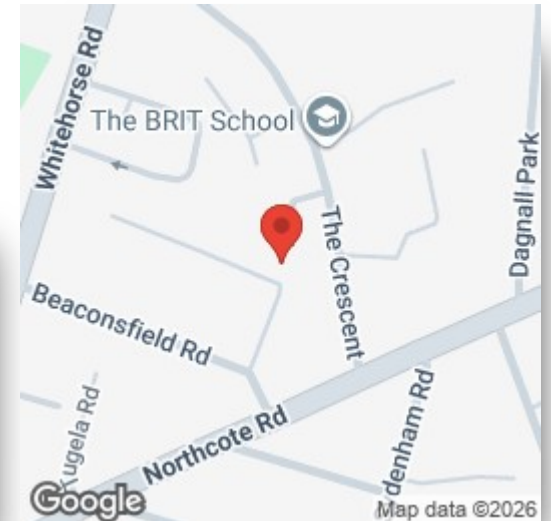
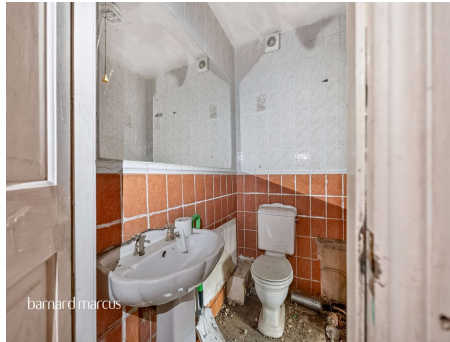
welcome to

Guildford Road, Croydon

- INVESTMENT OPPORTUNITY
- Ripe for Refurbishment
- Semi-Detached
- Superb Location
- CHAIN FREE
- Over 1000sqft

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

£300,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/CRY113038](https://www.barnardmarcus.co.uk/Property/CRY113038)



Property Ref:
CRY113038 - 0003

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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)