



barnard marcus

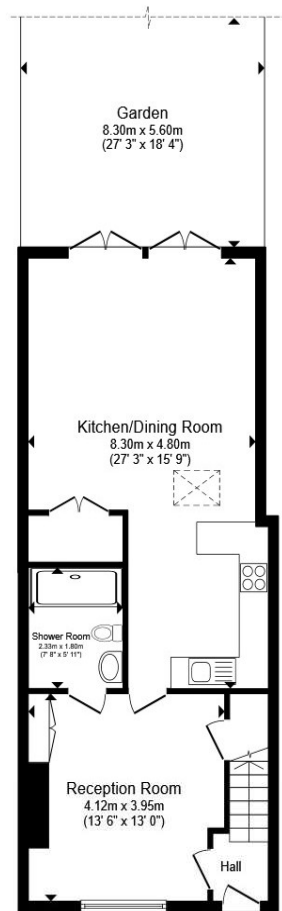
Coldharbour Road, Croydon CR0 4DU



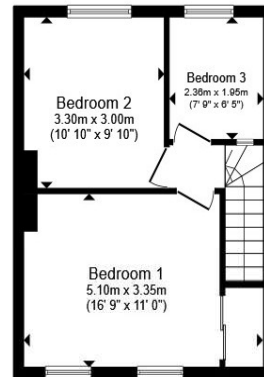
welcome to
Coldharbour Road, Croydon

A chain free, beautifully renovated and extended 3 double bedroom family home with driveway for 2 cars.





Ground Floor



First Floor



Total floor area 93.5 m² (1,007 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



A beautifully renovated and extended three bedroom family home on the popular Coldharbour Road, offered chain free and finished to an exceptional, move in ready standard with plentiful storage.

The ground floor has been thoughtfully extended to create a bright & spacious layout, featuring a generous front living room leading into a stunning open plan kitchen/dining/family area. The sleek integrated kitchen flows into a stylish living space with skylights and bi-fold doors, flooding the room with natural light and opening onto a beautifully landscaped, low maintenance garden with ambient lighting and a private, spa-like feel. A contemporary ground floor bathroom with walk in shower completes this level.

Upstairs offers 3 bedrooms, 2 well proportioned doubles and a generous single bedroom. Built-in storage to the principal rooms adds to the convenience and sleek feel.

The property has been fully re-plumbed and re-wired, offering complete peace of mind for any buyer. Further benefits include off street parking for two cars.

Located close to excellent transport links, reputable schools & a wide range of local amenities, this is a standout home rarely available in the area.

welcome to

Coldharbour Road, Croydon

- Extended to Rear
- Stunning Condition & Completely Renovated throughout
- Driveway for 2 Cars
- Open Plan Kitchen/Diner
- CHAIN FREE
- Bi-Fold Doors
- 3 Bedrooms
- Plentiful Storage

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers in excess of

£475,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/CRY113517](https://www.barnardmarcus.co.uk/Property/CRY113517)



Property Ref:
CRY113517 - 0004

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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.



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