

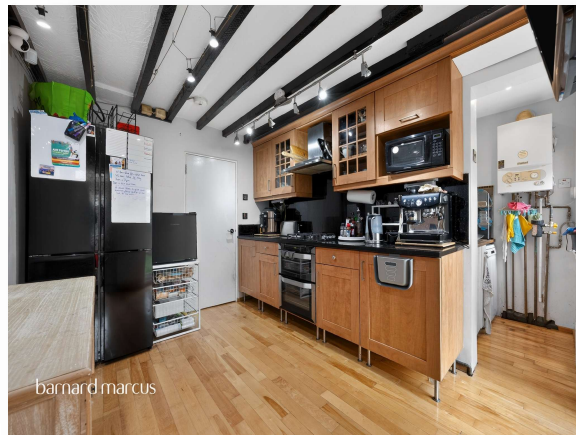


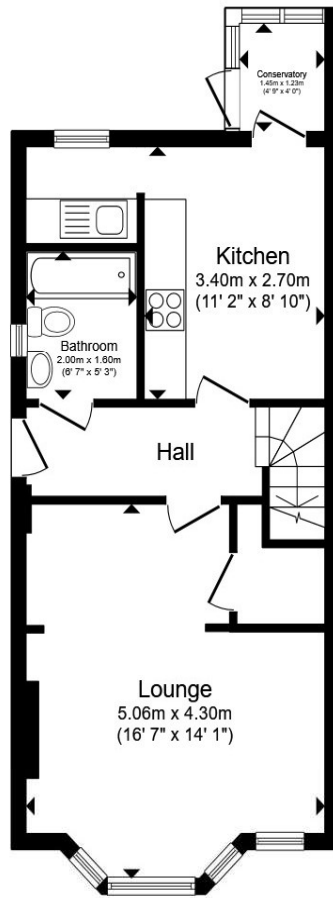
**Sylverdale Road, Croydon CR0 4LD**

**welcome to**

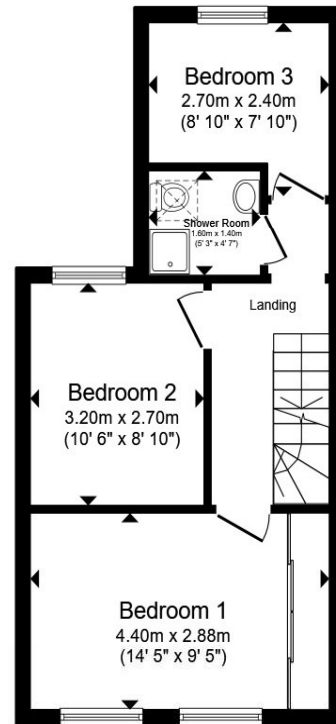
## **Sylverdale Road, Croydon**

A bright & thoughtfully updated 4 bed Victorian home arranged over 3 floors, offering generous living space, 2 bathrooms, west-facing garden & excellent work-from-home flexibility - a true "first proper home" on a peaceful cul-de-sac within easy walking distance of East & West Croydon station.

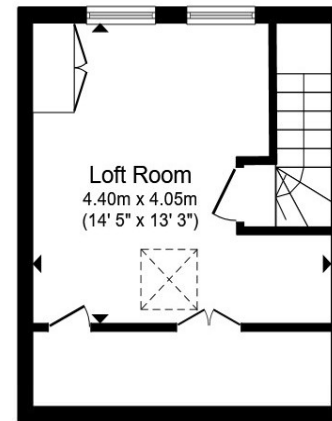




**Ground Floor**



**First Floor**



**Second Floor**



Total floor area 94.3 m<sup>2</sup> (1,015 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](http://www.propertybox.io)



Set on a quiet cul-de-sac, this beautifully presented Victorian semi-detached home offers space, flexibility and charm - ideal for professional couples or young families ready for their next chapter.

The ground floor features a bright open-plan living/dining room with bay window, high ceilings and feature fireplace, complemented by bespoke storage and a dedicated work-from-home station. To the rear, the kitchen provides ample storage and flows into a separate utility room - a rare addition for a home of this era. Doors open onto a private west-facing garden, perfect for sunny afternoons and relaxed evenings. A bright family bathroom with window and jacuzzi bath completes the level.

Upstairs are three well-proportioned bedrooms, including a principal with fitted wardrobes, plus a stylish skylit wet room. The top floor offers a generous double with dormer windows and useful eaves storage, creating a peaceful retreat.

Conveniently located near East Croydon railway station and West Croydon railway station, with Wandle Park and Croydon town centre close by, the home balances tranquillity with excellent connectivity.

welcome to

## Sylverdale Road, Croydon

- CHAIN FREE
- 4 Bedrooms
- 2 Bathrooms
- West Facing Garden
- Period Home
- Cul-de-sac road
- Walking distance to East & West Croydon Station
- Utility Room

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers in excess of

**£425,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/CRY113241](https://barnardmarcus.co.uk/Property/CRY113241)



Property Ref:  
CRY113241 - 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



**020 8680 9226**



[Croydon@barnardmarcus.co.uk](mailto:Croydon@barnardmarcus.co.uk)



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



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