

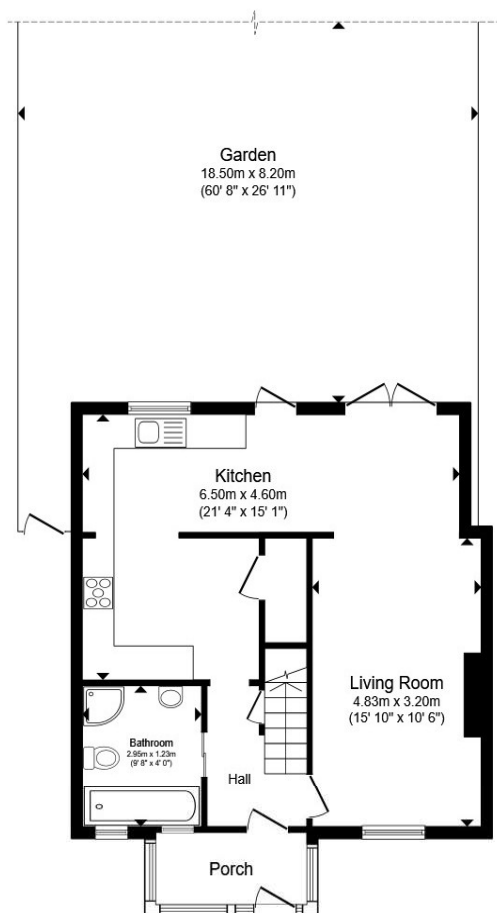


Euston Road, Croydon CR0 3NS

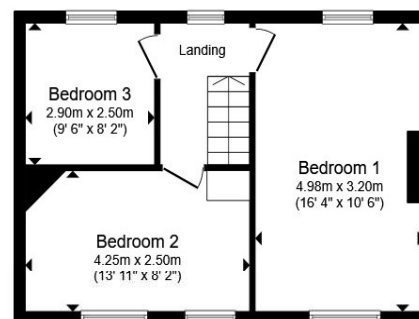
welcome to
Euston Road, Croydon

A beautifully presented and spacious 3 bedroom family home, finished to a high standard throughout and offering generous living accommodation, ample parking and an impressive rear garden.

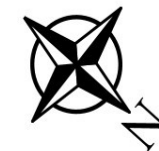




Ground Floor



First Floor



The property features a bright entrance hall, a modern family bathroom, a large through lounge/dining room ideal for entertaining, and a stylish fitted kitchen with extensive worktop and storage space. Upstairs are 3 well proportioned bedrooms, including a spacious principal bedroom with fitted wardrobes.

Externally, the property benefits from a substantial block paved frontage providing off street parking for multiple vehicles, while the exceptionally large rear garden offers a fantastic low maintenance outdoor space with patio area, perfect for family life and summer gatherings.

Ideally located on a popular residential road, Euston Road offers excellent access to Croydon town centre, local shops, schools and leisure facilities. East Croydon and West Croydon stations provide fast and frequent services into Central London, making the property ideal for commuters. The area is also well served by parks, bus routes and road links including the A232 and M25 network.

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.

Total floor area 92.6 m² (997 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



welcome to

Euston Road, Croydon

- Driveway for multiple vehicles
- Large garden patio
- Great transport links
- Close to shops
- Modern

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

guide price

£500,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CRY113377



Property Ref:
CRY113377 - 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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