

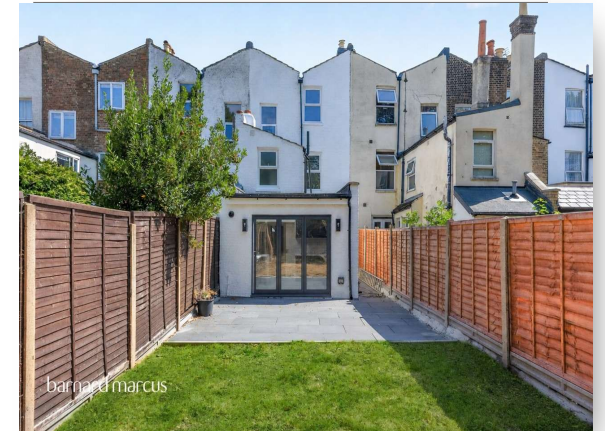


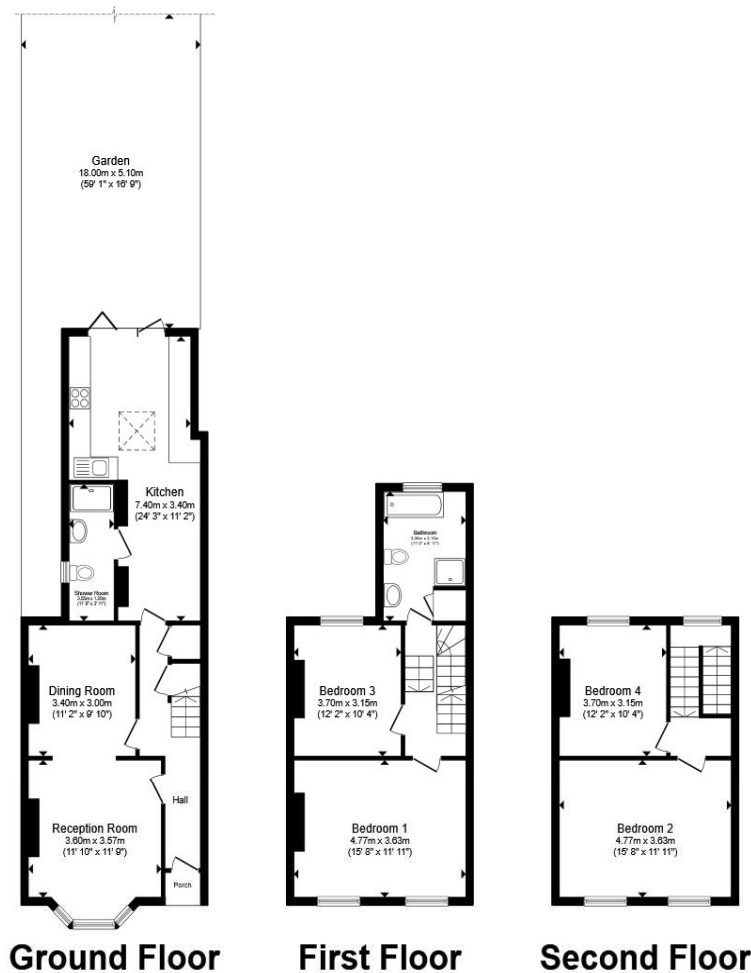
barnard marcus

Elgin Road, Croydon CR0 6XD

welcome to
Elgin Road, Croydon

Introducing this beautifully renovated home on the sought after Elgin Road, Croydon, finished to an exceptional standard throughout and ready for its new owners to move straight in. *Some images are CGI generated*





Total floor area 136.5 m² (1,469 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



The property has undergone a complete renovation, with everything inside finished brand new to create a stylish, modern home. Accommodation includes generously sized double bedrooms, a contemporary downstairs shower room, and a beautifully finished upstairs family bathroom.

The living spaces are bright, fresh and thoughtfully designed, offering a fantastic combination of comfort and modern living. Outside, the property benefits from a newly landscaped rear garden, providing an attractive space for entertaining, relaxing or enjoying the warmer months.

Further benefits include off street parking on the driveway, modern fixtures and fittings throughout, and the peace of mind that comes with purchasing a home where the renovation work has already been completed.

A truly turn key property offering spacious accommodation, stylish interiors and excellent outdoor space in a convenient Croydon location, close to shops and transport links. Early viewing is highly recommended.

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.

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- Garden
- Driveway
- Close to Shops
- Good Transport Links
- Renovated

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

£625,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CRY113248



Property Ref:
CRY113248 - 0003

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 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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