



Gloucester Road, Croydon CR0 2DA

welcome to

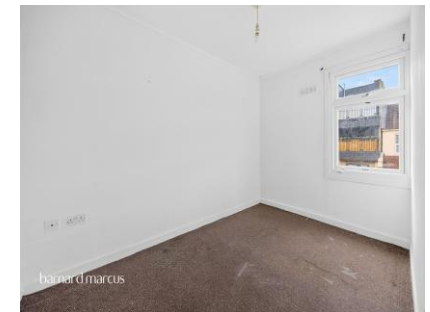
Gloucester Road, Croydon

Spacious three-bedroom terraced home with a private rear garden, ideally located close to local amenities and excellent transport links. Situated in a convenient location on Gloucester Road, this three-bedroom terraced home offers spacious accommodation throughout and is ideally positioned for local shops and transport links. The ground floor features a separate reception room, providing a comfortable space to relax, alongside a dining area and kitchen with access towards the rear garden.

There is also the added benefit of a downstairs WC. Upstairs, the property offers three well-proportioned bedrooms together with a family bathroom. Externally, the rear garden is paved, creating a low-maintenance space ideal for outdoor seating and entertaining. The property is well located for a range of local amenities, including Lidl nearby, while West Croydon Station is within easy reach, providing excellent transport links into Central London and surrounding areas. An ideal opportunity for buyers looking for a well-located three-bedroom home in Croydon

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 72.7 m² (782 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



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Gloucester Road, Croydon

- Three-bedroom terraced house
- Separate reception room and dining area
- Kitchen with access to the rear garden
- Downstairs WC and family bathroom
- Low-maintenance paved rear garden
- Convenient location close to local shops and West Croydon Station

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

£375,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CRY113344



Property Ref:
CRY113344 - 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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