

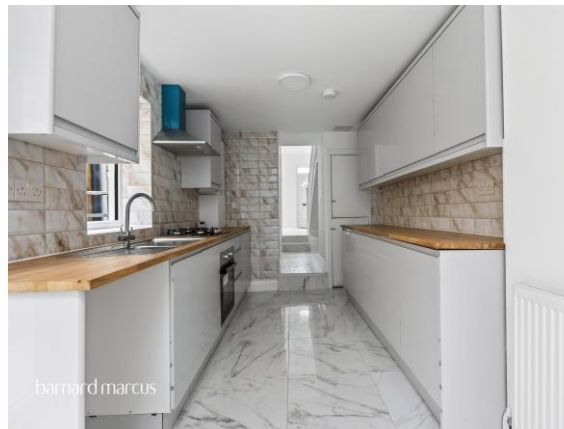


**Dennett Road, Croydon CR0 3JA**

**welcome to**

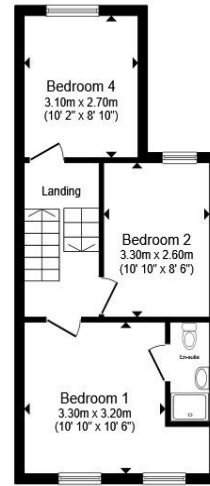
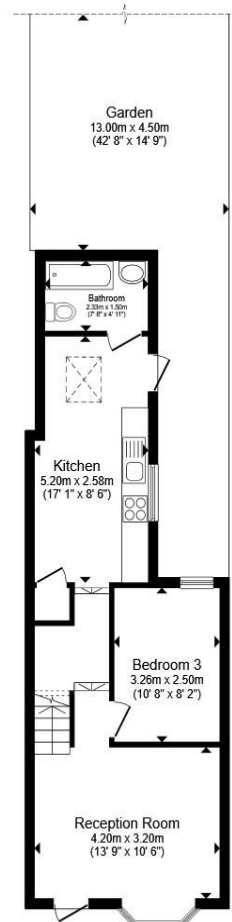
## **Dennett Road, Croydon**

A modernised mid-terrace home offering flexible 3/4 bedroom accommodation, stylish interiors and a generous rear garden. Set on a residential road in Croydon, this well-presented mid-terrace home offers versatile accommodation arranged over two floors, extending to approximately 80.7 sq. m (869 sq. ft.). The property has been modernised throughout, with a bright and neutral finish and a well-balanced layout. The ground floor comprises a welcoming front reception room, while a separate rear room provides flexibility as either an additional bedroom, dining space or home office. A contemporary fitted kitchen leads through to a stylish family bathroom at the rear.



Upstairs, there are three well-proportioned bedrooms, offering the option of three or four bedrooms overall depending on individual needs. The property has been finished to a good standard, with modern flooring, a sleek kitchen and updated bathroom enhancing its ready-to-move-in appeal. Externally, the home benefits from both front and rear gardens, with the rear extending to approximately 13 metres, providing a generous outdoor space with scope for landscaping or entertaining. Dennett Road is conveniently located for access to Croydon's transport links into Central London, along with a range of local amenities. The area is also served by a selection of schools and nearby green spaces, making it an attractive and well-connected residential setting.

Agents Note; The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.



Total floor area 80.7 m<sup>2</sup> (869 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)



welcome to

## Dennett Road, Croydon

- Mid-terrace house
- 3/4 bedrooms (flexible layout)
- Modern kitchen and bathroom
- Approx. 869 sq. ft. of accommodation
- Generous rear garden
- Front garden with kerb appeal
- Chain free

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

**£485,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/THH114862](https://barnardmarcus.co.uk/Property/THH114862)



Property Ref:  
THH114862 - 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.



barnard marcus



**020 8683 0190**



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



4-5 Brigstock Parade London Road, Thornton Heath, Surrey, CR7 7HW



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