



**Theobald Road, Croydon CR0 3RN**

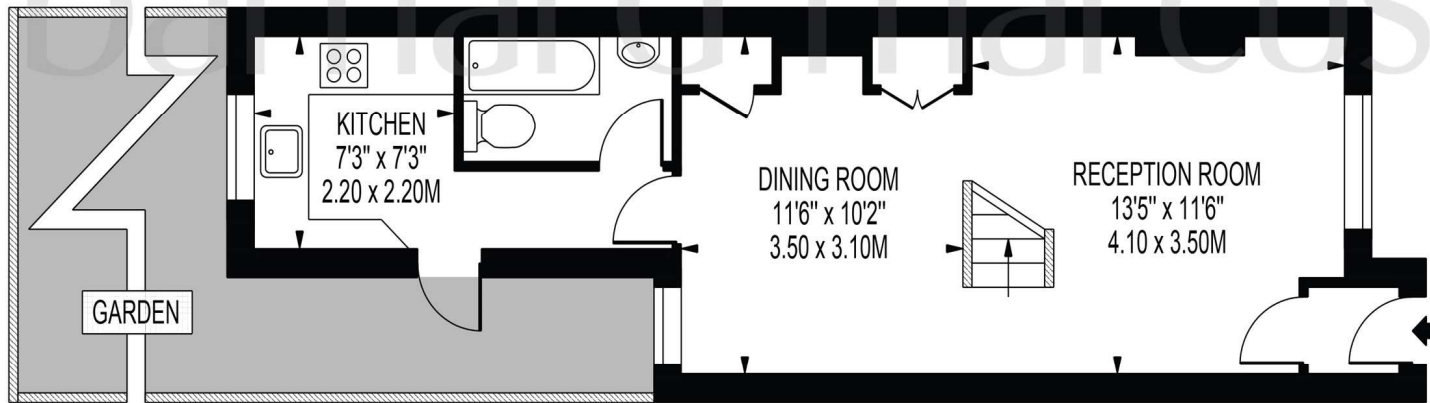
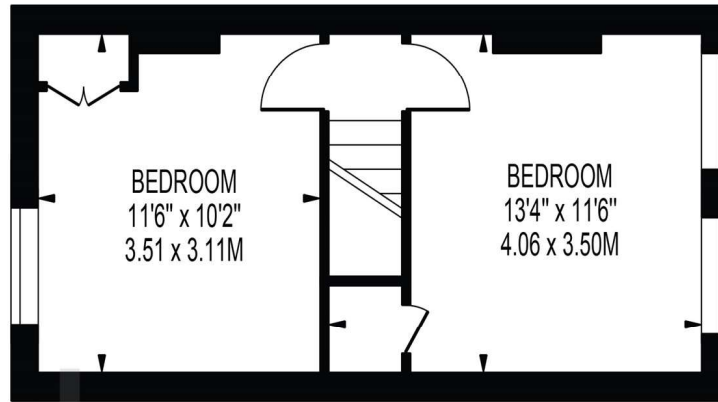
**welcome to**  
**Theobald Road, Croydon**

**\*\*GUIDE PRICE £325,000-£345,000\*\*** - A 2 bedroom family home in a prime location.



# THEOBALD ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 667 SQ FT - 61.98 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Welcome to this charming two-bedroom terraced house, ideally located for easy access into Croydon Town Centre with its great shops, restaurants and local amenities. East Croydon Station is close by, offering fast links into London and Gatwick, making commuting or trips away straightforward.

The home has a lovely open plan layout, with the living and dining area flowing through to the kitchen, creating a bright and sociable space. To the rear, you will find a generous garden that is perfect for relaxing, entertaining or enjoying some outdoor space when the weather is nice.

The property sits on a quiet no-through road, so you can enjoy peace and privacy without through traffic, and parking is rarely an issue.

This house is an inviting option for first-time buyers, young families or anyone looking for a comfortable and well-connected place to call home. Ready to move in and make your own.

welcome to

## Theobald Road, Croydon

- 2 bedrooms
- East Croydon easily accessible
- Open plan living/dining
- Ideal for FTB
- Freehold

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

guide price

**£325,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/CRY113144](https://barnardmarcus.co.uk/Property/CRY113144)



Property Ref:  
CRY113144 - 0005

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