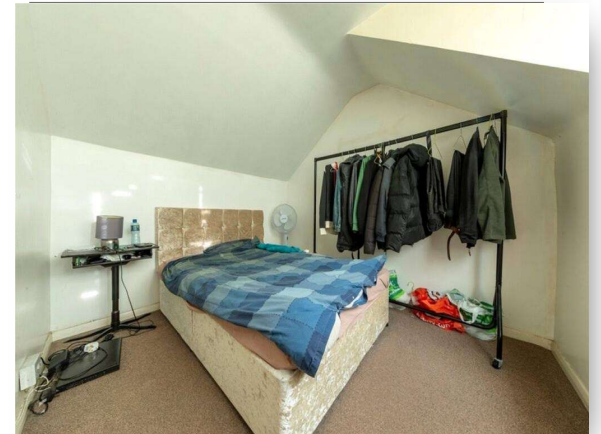
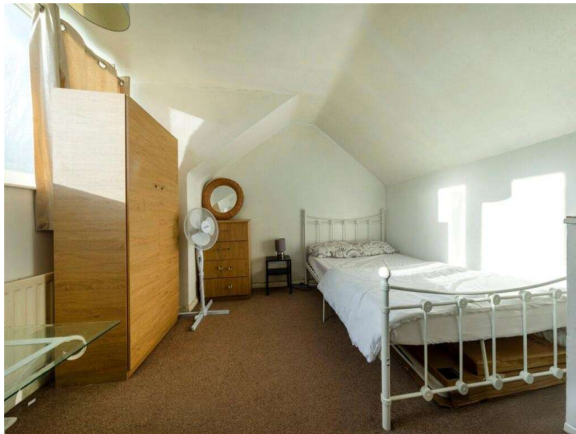




Clarence Road, Croydon CR0 2EN

welcome to
Clarence Road, Croydon

A chain free 4 bedroom chalet bungalow located on a quiet cul-se-sac.

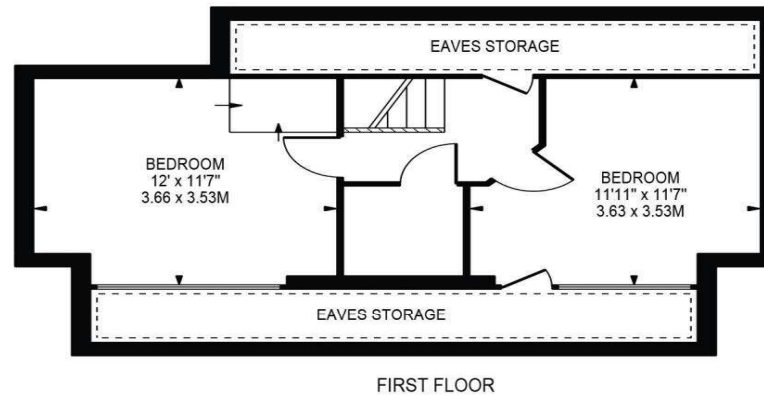
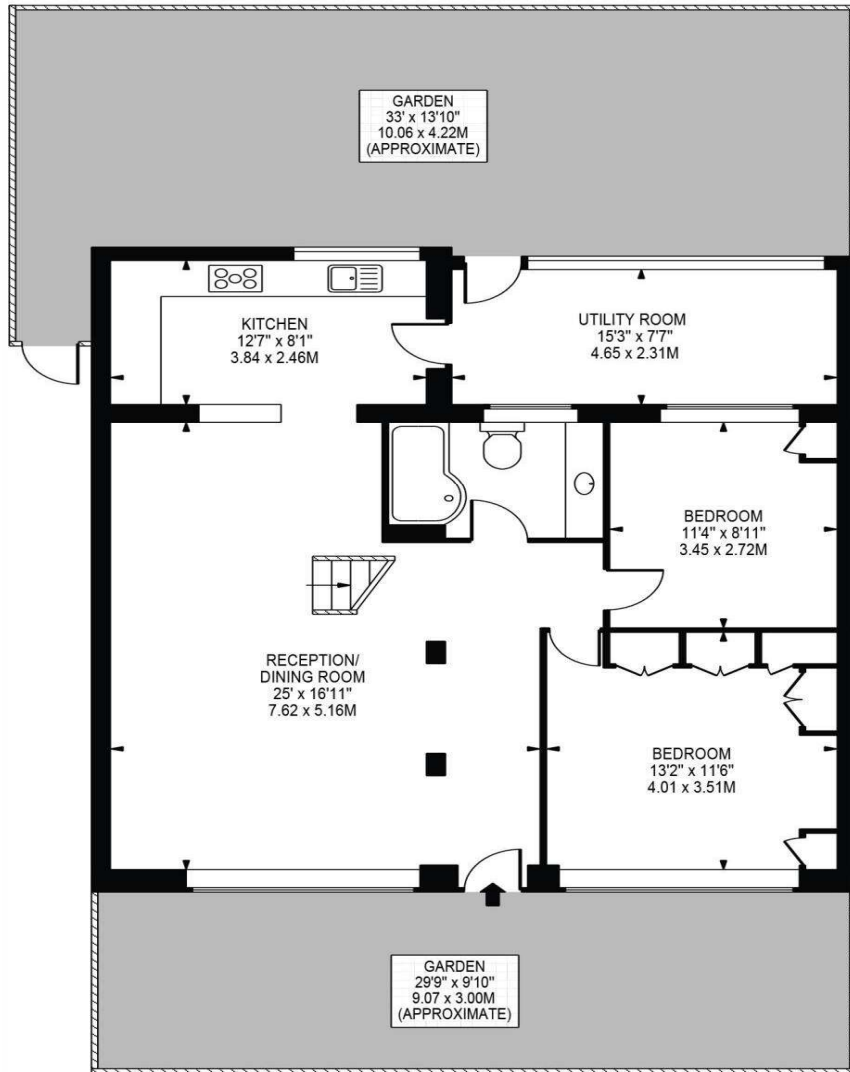


CLARENCE ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: **1440 SQ FT - 133.78 SQ M**

(INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL AREA OF EAVES STORAGE & RESTRICTED HEIGHT: **135 SQ FT - 12.54 SQ M**



Tucked away in a quiet cul-de-sac, this well-presented four-bedroom semi-detached dormer bungalow offers spacious and versatile accommodation, perfect for families or those seeking additional living space. The property features a bright and welcoming living/dining room, providing an ideal setting for both everyday living and entertaining, alongside a well-appointed kitchen and separate utility room for added practicality. The ground floor benefits from two generously sized bedrooms, one with built-in wardrobes, as well as a modern family bathroom. Upstairs, there are two further well-proportioned bedrooms, both enjoying useful eaves storage and offering flexible space for family members, guests, or home working.

Outside, the property boasts a well-maintained rear garden, ideal for relaxing, entertaining, or family enjoyment, while the cul-de-sac position provides a peaceful setting with added privacy. Conveniently located in Croydon, the home is within easy reach of a wide range of local amenities, including shops, schools, parks, and leisure facilities, together with excellent transport links to central Croydon and surrounding areas. Combining generous living space, a desirable location, and practical family-friendly accommodation, this is a wonderful opportunity to acquire a versatile home in a sought-after residential setting.

welcome to

Clarence Road, Croydon

- CHAIN FREE
- 4 Double Bedrooms
- Quiet Cul-de-sac
- Over 1400sqft

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

£490,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CRY113730



Property Ref:
CRY113730 - 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.

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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