



Stanley Road, Croydon CR0 3QB

welcome to

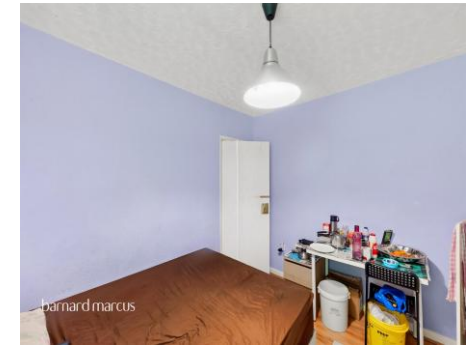
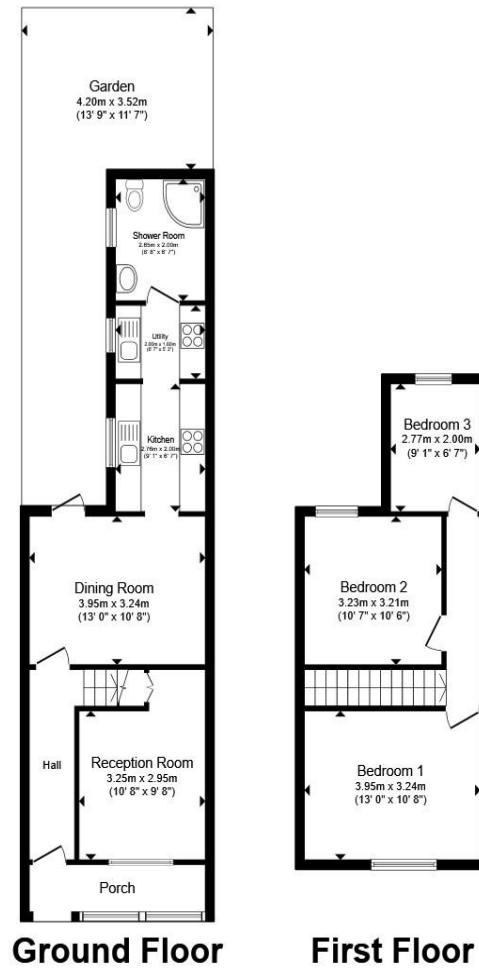
Stanley Road, Croydon

This property offers an opportunity to acquire a three-bedroom terraced home arranged over approximately 892 sq. ft., ideally suited to first-time buyers, families or investors seeking a well-connected Croydon location. The accommodation begins with an entrance porch leading into a bright front reception room, featuring a large bay-style window that allows for an abundance of natural light. Beyond, you'll find a dining room providing ample space for family meals and entertaining, creating a versatile central living area that forms the heart of the home. To the rear, the property benefits from a separate fitted kitchen offering a range of storage units and worktop space, along with access to the private rear garden. Adjacent to the kitchen is a useful utility area, providing additional practicality for everyday living. Completing the ground floor is a shower room fitted with a three-piece suite. Upstairs, there are three well-proportioned bedrooms, including two comfortable double bedrooms and a further single bedroom that could equally serve as a nursery, home office or dressing room. The accommodation offers excellent scope for a purchaser to personalise and enhance to their own taste.



Externally, the property enjoys a private rear garden with a mix of patio and planting areas, providing a pleasant outdoor space for relaxing, gardening or entertaining during the warmer months. Stanley Road is conveniently located for a wide range of local amenities, with East Croydon, West Croydon and Selhurst stations all within easy reach, offering excellent rail connections into Central London, Gatwick Airport and surrounding areas. Families are well served by a selection of nearby nurseries, primary and secondary schools, while residents can enjoy the open green spaces of South Norwood Country Park, Wandle Park and Park Hill Recreation Ground.

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 82.9 m² (892 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

welcome to

Stanley Road, Croydon

- Three-bedroom terraced family home
- Approximately 892 sq. ft. of accommodation
- Bright front reception room
- Separate dining room
- Rear kitchen with adjoining utility area
- Ground floor shower room
- Private rear garden
- Conveniently located for transport links, schools and local parks

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

offers in excess of

£400,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH114906



Property Ref:
THH114906 - 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.

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