

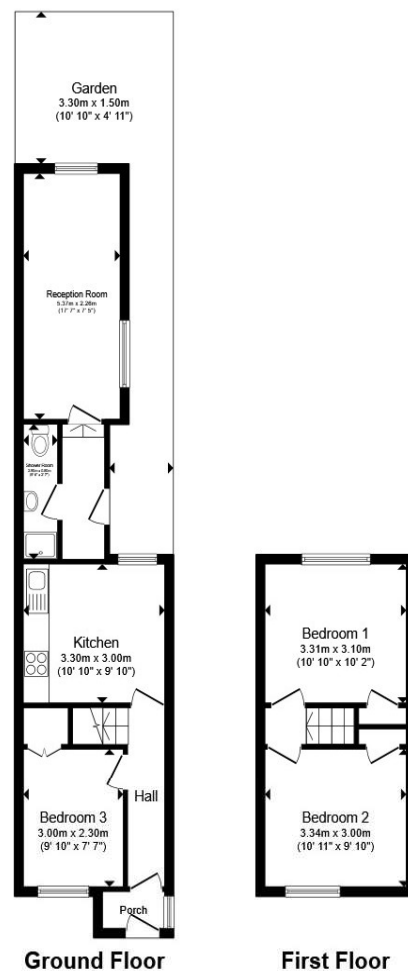


Warren Road, Croydon CR0 6PE

welcome to
Warren Road, Croydon

Beautifully refurbished and presented throughout, this attractive 2/3 bedroom terraced home offers stylish, move in ready accommodation ideal for first time buyers, downsizers or investors. *Some images are CGI generated*





Total floor area 64.5 m² (694 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



The property features a bright reception room, a spacious modern fitted kitchen/dining area with integrated appliances, two well proportioned double bedrooms, and a contemporary shower room. Finished in neutral tones with modern flooring throughout, the home also benefits from a private low maintenance courtyard garden and useful outbuilding/store.

Conveniently situated on Warren Road, the property is within easy reach of Croydon town centre, offering an excellent selection of shops, restaurants, leisure facilities and transport links. East Croydon Station provides fast services to London Bridge, Victoria and Gatwick Airport, while nearby tram and bus routes offer excellent local connectivity. The area is also well served by parks, schools and everyday amenities, making this an ideal location for commuters and families alike.

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.

welcome to

Warren Road, Croydon

- 2/3 Bedrooms
- Good Transport Links
- Close to Shops
- Courtyard Garden
- Modern Fitted Kitchen/Dining Room

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

£350,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CRY113741



Property Ref:
CRY113741 - 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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