



Princess Road, Croydon CR0 2QR

welcome to

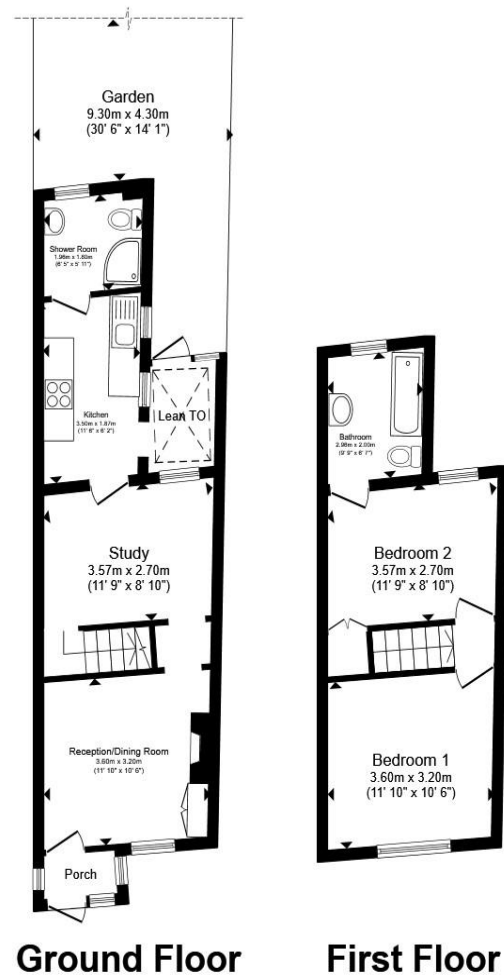
Princess Road, Croydon

Well-presented two-bedroom terraced home close to Croydon town centre, offering a spacious reception/dining room, study and separate kitchen. Ideal for first-time buyers, families or investors. Located on a sought-after residential road close to the heart of Croydon, this attractive two-bedroom terraced house offers spacious and versatile accommodation arranged over two floors. The ground floor opens via an enclosed porch into a bright and welcoming reception/dining room, providing ample space for both relaxation and entertaining. To the rear, the separate fitted kitchen offers a practical layout with a range of storage units and work surfaces. Beyond the kitchen is a useful lean-to area providing additional storage and access to the garden. A generous study to the rear of the property offers flexible use as a home office, nursery, playroom or occasional guest room. The ground floor further benefits from a contemporary shower room with WC. Upstairs, the property comprises two well-proportioned bedrooms and a family bathroom fitted with a bath, wash hand basin and WC. Externally, the private rear garden extends to approximately 30ft and provides an excellent space for outdoor dining, entertaining and gardening. The property is presented in good decorative order throughout and offers an ideal balance of character, practicality and convenience.



Princess Road is a popular residential street conveniently located for the extensive shopping, leisure and restaurant facilities of Croydon town centre. Transport links are excellent, with West Croydon, East Croydon and Waddon stations all within easy reach, providing regular services into London Victoria, London Bridge, Clapham Junction and Gatwick Airport. The area is also well served by Tramlink services connecting Wimbledon, Beckenham and surrounding South London locations. Families benefit from a range of well-regarded schools nearby, including primary and secondary options within the local catchment area. For recreation, residents can enjoy the open green spaces of Wandle Park, Duppas Hill Recreation Ground and Lloyd Park, offering sports facilities, walking routes and outdoor activities. The property also enjoys convenient access to local supermarkets, cafes and everyday amenities.

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 64.2 m² (691 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


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Princess Road, Croydon

- Two-bedroom terraced house
- Approximately 691 sq. ft. of accommodation
- Spacious reception/dining room
- Separate fitted kitchen
- Versatile ground floor study/home office
- Ground floor shower room and first floor family bathroom
- Private rear garden extending to approximately 30ft
- Excellent access to Croydon town centre and transport links to Central London

Tenure: Freehold EPC Rating: D
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/THH114964



Property Ref:
THH114964 - 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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