



Hampton Road, Croydon CR0 2XJ

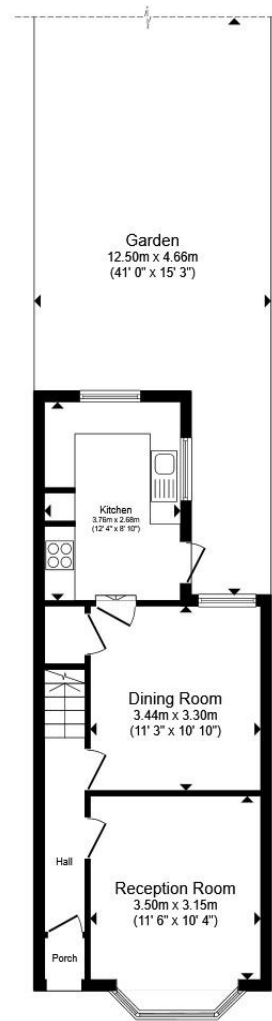
welcome to

Hampton Road, Croydon

A charming two double bedroom end of terrace home, offering spacious living accommodation, a low-maintenance rear garden and a convenient location close to local amenities and transport links. The ground floor features a welcoming lounge, separate dining room and fitted kitchen, providing plenty of space for both everyday living and entertaining. Upstairs, the property boasts two generously sized double bedrooms alongside a family bathroom. Outside, there is a paved rear garden offering a private, low-maintenance space ideal for relaxing or outdoor dining. Hampton Road is well positioned for a variety of local shops, supermarkets and amenities, with excellent transport connections nearby through Selhurst Station or West Croydon providing convenient links into Central London and surrounding areas. An excellent opportunity for first-time buyers, couples or those looking for a well-located home in Croydon. **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.





Ground Floor



First Floor



Total floor area 82.2 m² (885 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

Hampton Road, Croydon

- Two double bedroom end of terrace home
- Separate lounge, dining room and fitted kitchen
- Generous and well-proportioned accommodation throughout
- Low-maintenance private paved rear garden
- Conveniently located close to local shops and amenities
- Excellent transport links via Selhurst and West Croydon stations to Central London and surrounding areas

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

offers in excess of
£375,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CRY113804



Property Ref:
CRY113804 - 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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