



Highbarrow Road, Croydon CR0 6LD

welcome to
Highbarrow Road, Croydon

****GUIDE PRICE £450,000 - £475,000**** A chain free 930sqft 3 bedroom family home located close to amenities and transport links.



HIGHBARROW ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 930 SQ FT - 86.41 SQ M
(EXCLUDING SHED)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF SHED: 52 SQ FT - 4.80 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE, AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Located on the popular Highbarrow Road in Croydon, this charming three-bedroom home has been lovingly maintained and is now ready to welcome a new family. Set back from the road by a paved front garden, the property also offers potential to create off-street parking (STPP).

The ground floor comprises a bright and spacious living room, with large windows allowing plenty of natural light to flood the space. There is a separate dining room, equally generous in size, featuring sliding doors that open onto the rear garden—perfect for entertaining. The kitchen is well kept and leads through to a useful utility area, which also provides access to the garden.

The rear garden is notably spacious, mainly laid to lawn & includes a handy shed for storage.

Upstairs, there are 2 well-proportioned double bedrooms, both benefiting from built-in storage, with the principal bedroom enjoying an attractive bow window. The third bedroom is ideal as a single room, nursery, study, or guest space.

Ideally positioned, the property is just a stone's throw from a range of local shops, cafes, and amenities, while excellent transport links via tram, bus, and train are close by as well as a selection of schools.

Offered to the market chain free, this property presents a fantastic opportunity to move in and make it your own with potential to extend further into the loft and/or rear (STPP).

welcome to

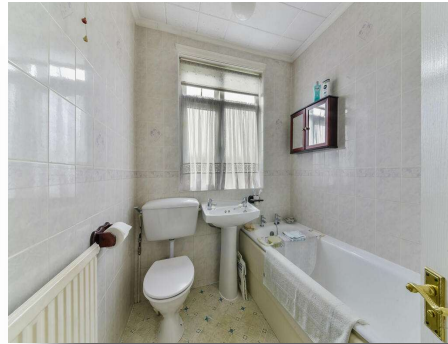
Highbarrow Road, Croydon

- **GUIDE PRICE £450,000-£475,000*
- CHAIN FREE
- 2 Reception Rooms
- Upstairs Bathroom
- Great Transport Links
- 930 sqft
- Double Glazing & Gas Central Heating

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

guide price

£450,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CRY113638



Property Ref:
CRY113638 - 0005

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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