



barnard marcus

Waddon Park Avenue, Croydon CR0 4LW

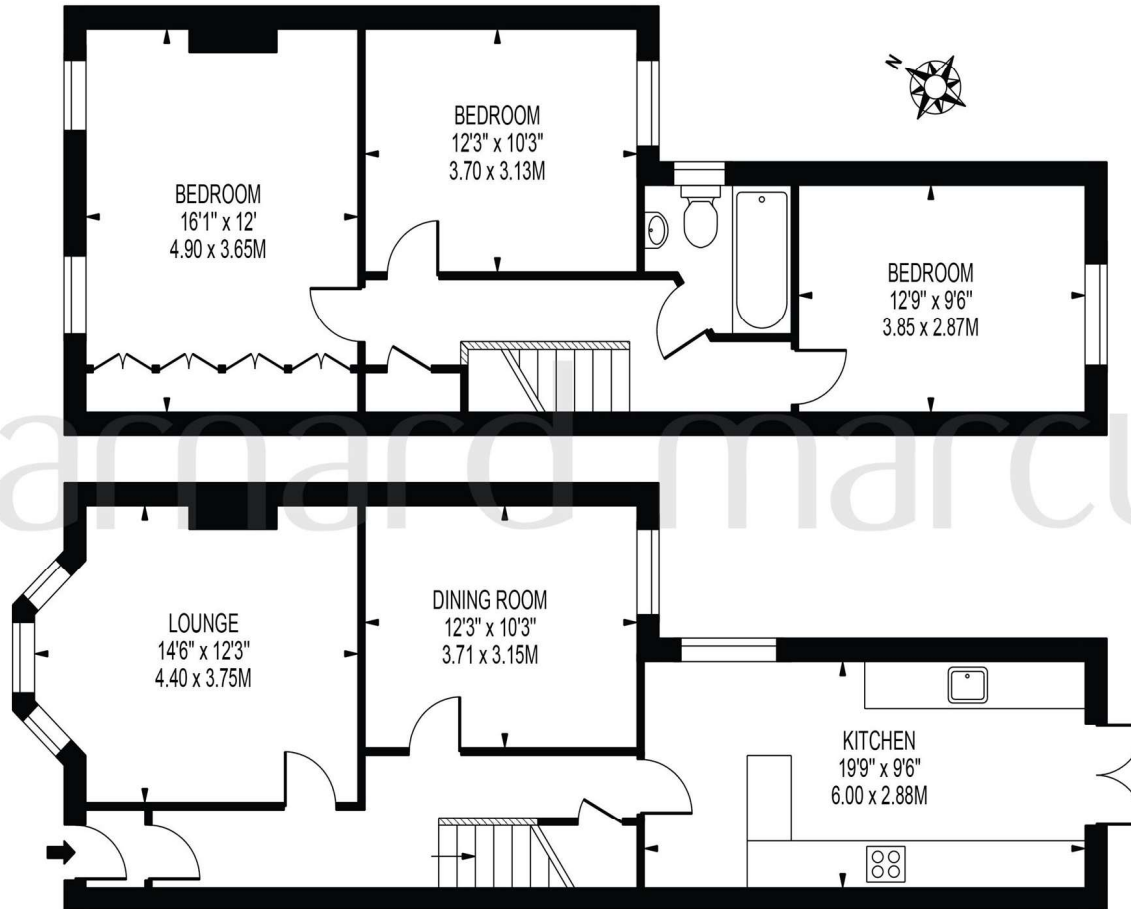
welcome to
Waddon Park Avenue, Croydon

A beautifully presented, larger than average 3 double bedroom semi detached family home, with 2 reception rooms and scope for extending (STPP).



WADDON PARK AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1186 SQ FT - 110.14 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.

Situated on the ever popular Waddon Park Avenue, this beautifully presented three double bedroom semi-detached family home is offered chain free and in immaculate move in ready condition. A bright entrance hallway with high ceilings sets the tone for the spacious accommodation throughout.

The generous front reception room is flooded with natural light from the attractive bay window and features a charming fireplace, creating a warm and welcoming living space. A second large reception room offers fantastic flexibility as either a formal dining room, family room or additional lounge. To the rear, the extended kitchen has been stylishly finished with sleek modern units, generous worktop space and a built-in breakfast bar, perfect for busy family life.

The private rear garden provides a peaceful retreat with both patio and lawn areas, ideal for relaxing or entertaining. Upstairs are three genuine double bedrooms, including an enormous principal bedroom with dual windows, high ceilings and ample space for additional furniture. The remaining bedrooms are both excellent size doubles. The family bathroom is tastefully finished with a full-size bath, overhead shower and window for natural ventilation.

Further benefiting from huge loft conversion potential (STPP), this is a superb long term family home in a sought after location close to excellent transport links and local amenities.

welcome to

Waddon Park Avenue, Croydon

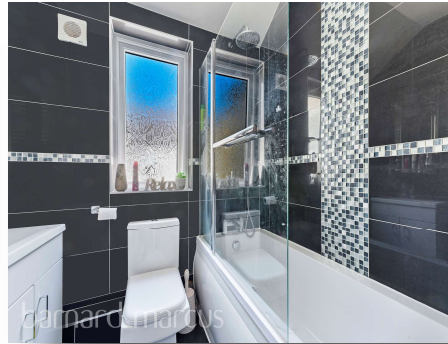
- CHAIN FREE
- 3 Double Bedrooms
- Free Parking
- Stunning Condition
- Semi Detached
- Potential to Extend (STPP)
- Close to Transport Links and Amenities
- 2 Reception Rooms

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers in excess of

£475,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/CRY113556](https://www.barnardmarcus.co.uk/Property/CRY113556)



Property Ref:
CRY113556 - 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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



020 8680 9226



Croydon@barnardmarcus.co.uk



50 Lower Addiscombe Road, Croydon, Surrey,
CR0 6AA



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)