



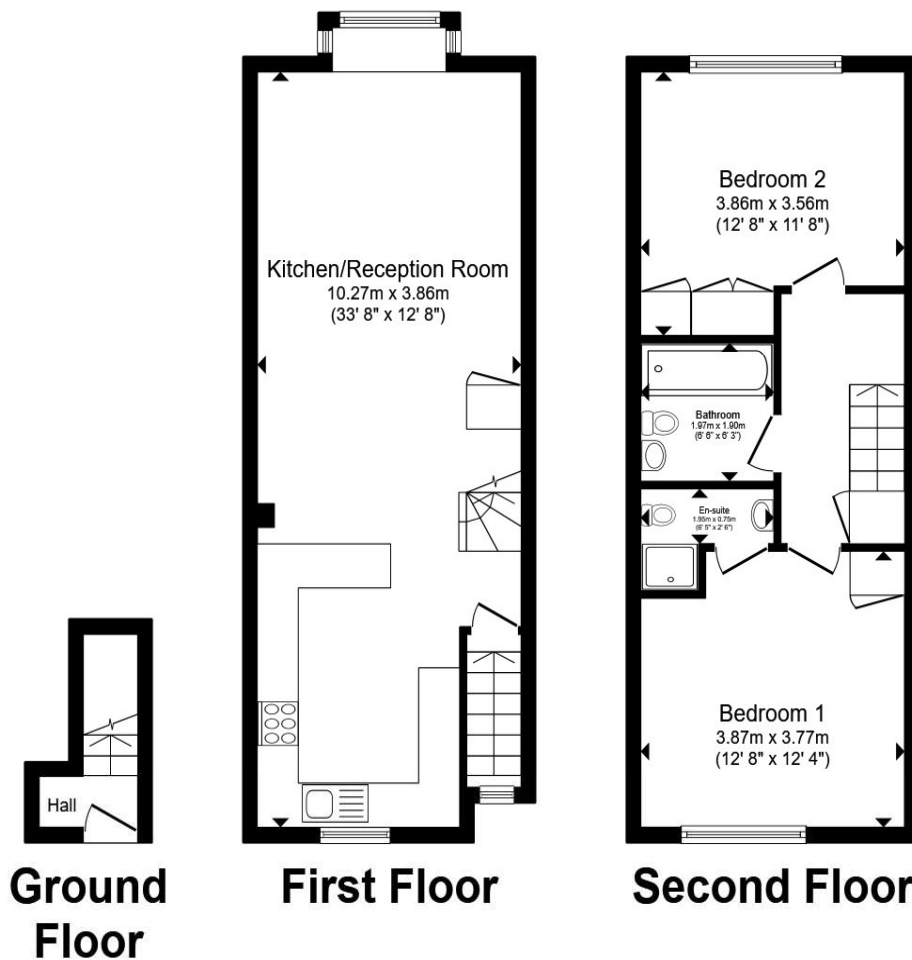
barnard marcus

Engadine Close, Croydon CR0 5UU

welcome to
Engadine Close, Croydon

GUIDE PRICE £350,000 - £370,000: Situated within the sought after Engadine Close development, this spacious and well presented 2 bedroom townhouse offers bright and versatile accommodation, ideally positioned in a peaceful residential setting close to the heart of Croydon.





Total floor area 82.7 m² (890 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 is centred around an impressive open-plan kitchen/reception room, creating a fantastic space for both everyday living and entertaining. The modern fitted kitchen provides ample storage and worktop space, flowing seamlessly into generous dining and lounge areas with pleasant views over the communal gardens. The accommodation further comprises two well proportioned double bedrooms, including a spacious principal bedroom with en-suite shower room, alongside a contemporary family bathroom serving the second bedroom. Presented in good decorative order throughout, the property benefits from a light and airy feel, generous room proportions and attractive communal grounds, making it an ideal purchase for first time buyers, professionals, investors or those seeking a low maintenance home. Engadine Close enjoys a convenient location with excellent access to Croydon town centre, offering an extensive selection of shops, restaurants, cafés, leisure facilities and entertainment venues. East Croydon and West Croydon stations are within easy reach, providing fast and frequent services to London Victoria, London Bridge, Canary Wharf and Gatwick Airport, while Tramlink and local bus routes offer superb connectivity across South London and Surrey. The area is also well served by a number of green open spaces, local parks and reputable schools, making it a popular choice for a wide range of buyers.

welcome to

Engadine Close, Croydon

- GUIDE PRICE £350,000 - £370,000
- 2 Bedrooms
- Open Plan
- Good Transport Links
- En-suite
- Garage
- Loft Space

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 448.70

Ground Rent: 60.00

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Mar 1973. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price **£350,000**



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CRY113605



Property Ref:
CRY113605 - 0004

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.



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