

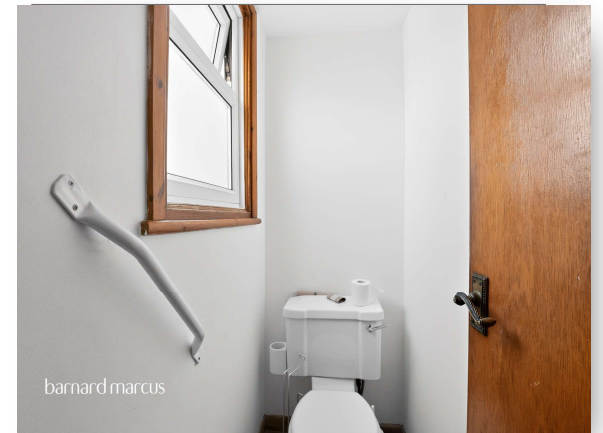


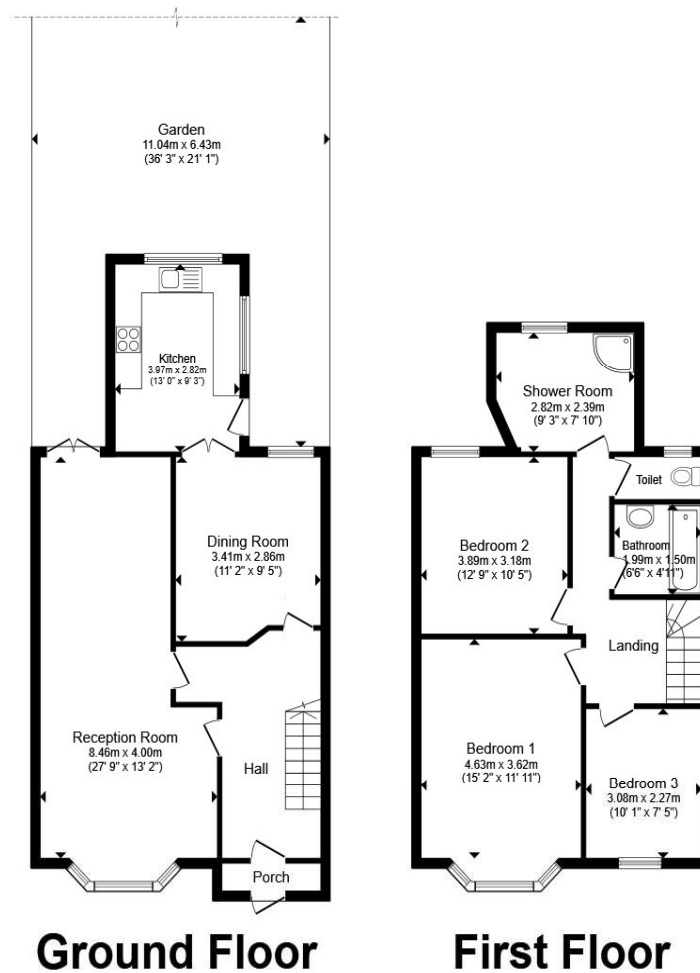
**Nova Road, Croydon CR0 2TL**



**welcome to**  
**Nova Road, Croydon**

A chain free period terraced house with off street parking - excellent location.





Total floor area 130.0 m<sup>2</sup> (1,400 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](http://www.propertybox.io)



This attractive period terraced home offers generous living space, fantastic potential and a great location, making it an ideal purchase for families and buyers looking for a home they can move straight into.

The ground floor features a bright and spacious through reception room, creating an impressive open living and entertaining space with plenty of natural light. To the rear, a separate dining room flows through to a large kitchen, providing a practical layout for both everyday living and hosting guests, with views and access out to the generous rear garden.

Upstairs, the property is currently arranged as three well proportioned bedrooms, along with a shower room, bathroom and W/C. Notably, the current shower room was originally configured as a bedroom and could easily be converted back, allowing the property to be reinstated as a four-bedroom home if required.

Externally, the home benefits from a good sized rear garden, perfect for relaxing, entertaining or family use, while the front of the property offers the valuable addition of off-street parking.

Ideally positioned for commuters and convenience, the property is just a short walk from West Croydon Station, providing excellent transport connections, and within easy reach of Croydon Town Centre, offering a wide range of shopping, restaurants, and amenities.

Offered to the market chain free, this is a fantastic opportunity to secure a characterful home in a well connected location with plenty of potential.

**welcome to**

## **Nova Road, Croydon**

- 3/4 Bedrooms
- Off street parking
- Period property
- CHAIN FREE
- Close To West Croydon
- Bathroom and separate W/C
- Potential to Extend (STPP)

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

offers in excess of

**£500,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/CRY113259](https://barnardmarcus.co.uk/Property/CRY113259)



Property Ref:  
CRY113259 - 0006

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