

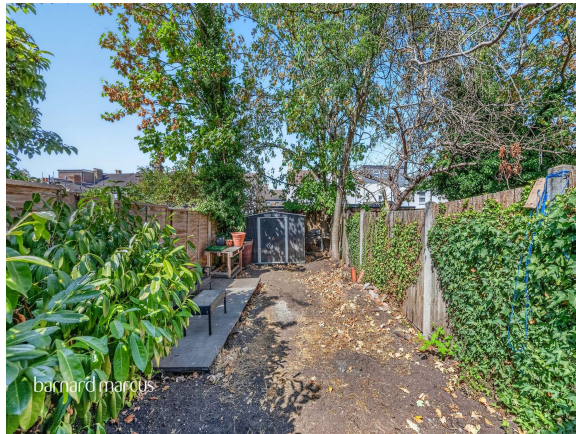


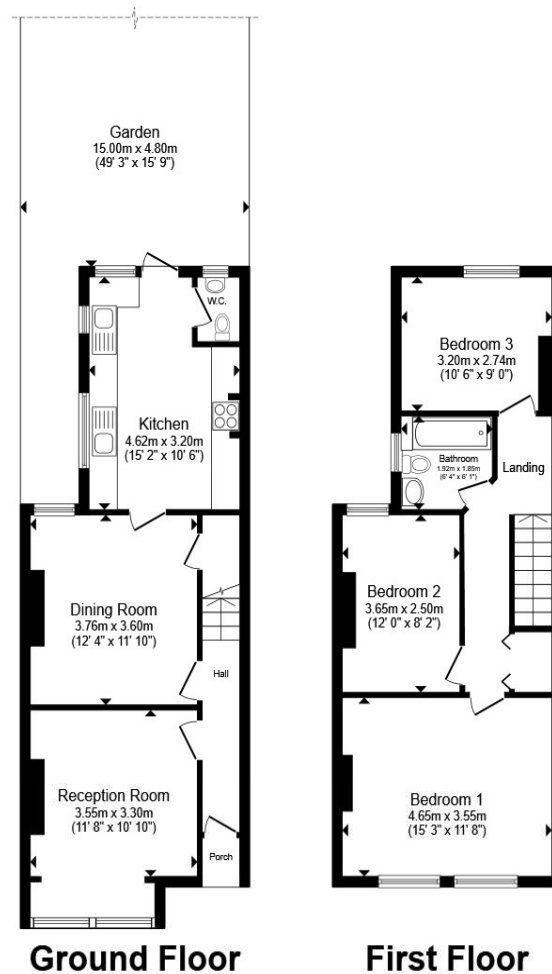
barnard marcus

Cedar Road, Croydon CR0 6UJ

welcome to
Cedar Road, Croydon

A well proportioned 3 bedroom family home situated on the popular Cedar Road in Addiscombe, offering generous living accommodation, a good sized rear garden and excellent access to local amenities and transport links.





The ground floor comprises a large reception room, providing plenty of space for relaxing and entertaining, along with a separate dining room and fitted kitchen with access out to the rear garden which has plenty of space for outside dining.

Upstairs, the property offers three good sized bedrooms together with the family bathroom, making the home ideal for growing families, first time buyers or those looking for additional space.

Cedar Road is ideally positioned for the wide range of shops, cafés, supermarkets and everyday amenities available throughout Addiscombe, while excellent transport connections are also within easy reach. Addiscombe and nearby tram stops provide convenient links into East Croydon, where fast rail services connect to London Bridge, London Victoria, Gatwick Airport and beyond.

With its generous rooms, excellent garden and convenient location, this is a fantastic opportunity to purchase a spacious home in a well connected and popular residential area.

Total floor area 96.1 m² (1,034 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

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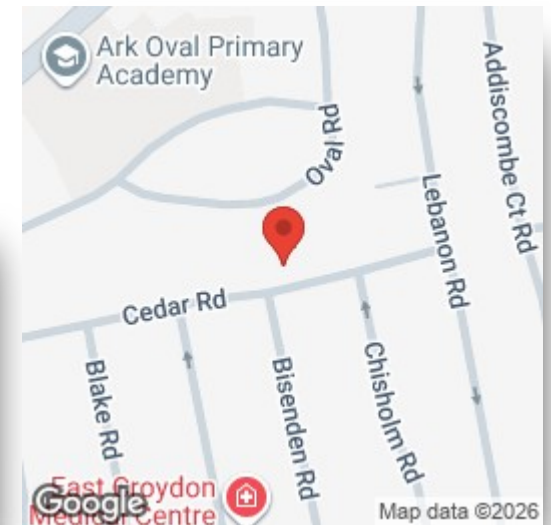
Cedar Road, Croydon

- 3 Bedrooms
- Good Transport Links
- Close to Shops
- Garden

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

guide price

£525,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CRY113766



Property Ref:
CRY113766 - 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.

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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