



Epsom Road, Croydon CR0 4NB

welcome to
Epsom Road, Croydon

Chain free detached chalet bungalow with spacious bright rooms, off street parking and garage - a real rare find in a convenient location.

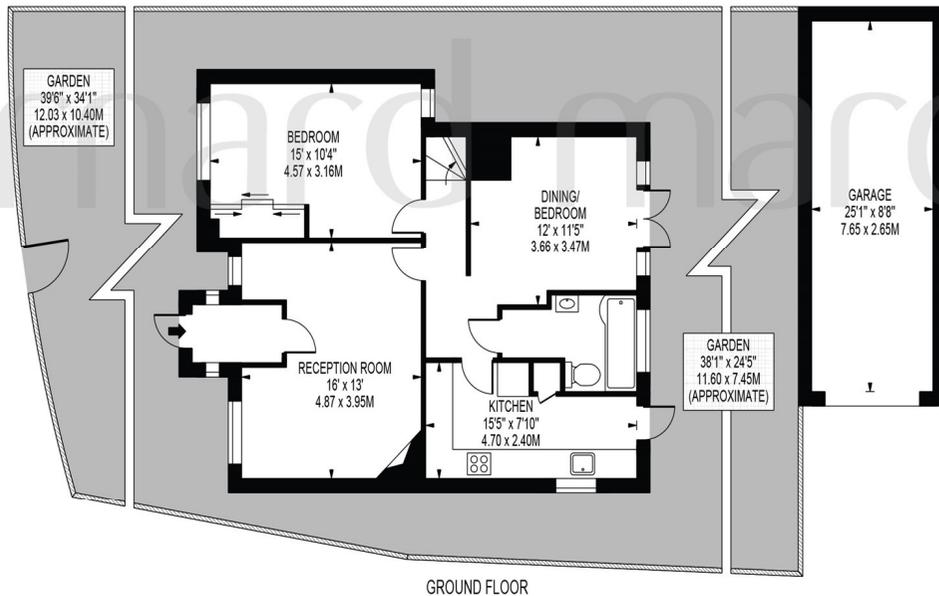
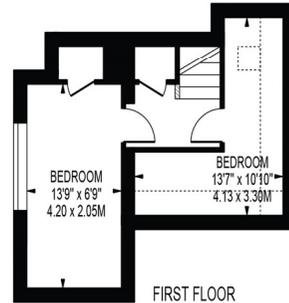


EPSOM ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: **1008 SQ FT - 93.68 SQ M**
(INCLUDING RESTRICTED HEIGHT AREA & EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: **37 SQ FT - 3.45 SQ M**

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: **218 SQ FT - 20.27 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.

This chain-free detached bungalow offers a rare opportunity to secure a spacious and characterful family home in a sought-after location.

The property features a generous living room filled with character, complete with a fireplace and plenty of space for relaxing or entertaining. The large, well-equipped kitchen boasts ample storage and extensive worktop space, with the added benefit of direct access to the garden.

On the ground floor, the first bedroom is bright and inviting, with double doors leading straight out to the garden. The second bedroom is also light and airy, enjoying dual aspect windows and built-in wardrobes. A fresh, fully tiled family bathroom with a full-sized bath, overhead shower and window for natural ventilation completes the ground floor.

Upstairs, you'll find two further bedrooms, both enjoying large windows that flood the rooms with natural light, alongside convenient eaves storage.

Outside, the property offers a large private garden with multiple zones to enjoy - including a patio area, a raised lawn, and a decked area with pergola, perfect for outdoor dining or relaxation. A detached garage, accessible both directly from the garden and via an up-and-over door from the rear driveway, provides excellent storage and off street parking.

With its combination of charm, space and practicality, this unique bungalow is a true gem and not to be missed.

welcome to

Epsom Road, Croydon

- CHAIN FREE
- Garage
- Off Street Parking
- Detached
- 4 Bedrooms
- Large Garden

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

£500,000



Please note the marker reflects the
postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/CRY112451](https://www.barnardmarcus.co.uk/Property/CRY112451)



Property Ref:
CRY112451 - 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.

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