



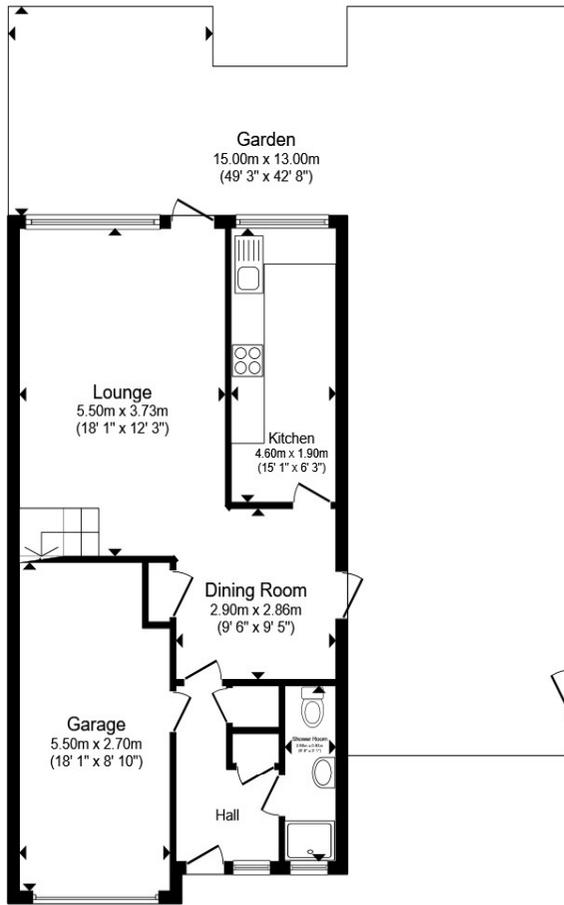
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**Caroline Close, Croydon CR0 5JU**

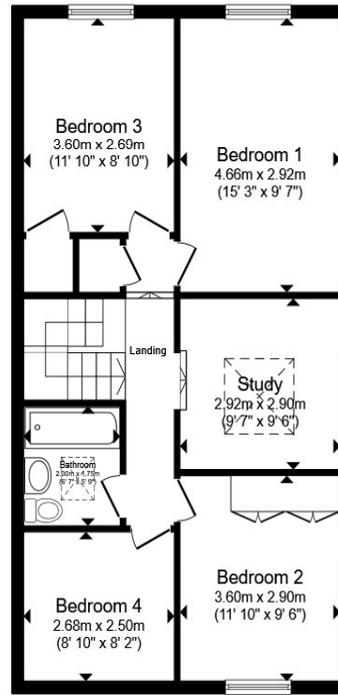
**welcome to**  
**Caroline Close, Croydon**

4 Double bedroom semi detached house - set on a prime road in Park Hill - driveway & garage.





**Ground Floor**



**First Floor**



Total floor area 125.7 m<sup>2</sup> (1,353 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)

Located in the sought after Park Hill area of Croydon, this spacious 4 bedroom semi-detached family home offers generous living space, excellent storage and a large wrap around garden.

The ground floor provides a versatile layout, featuring an integral garage with excellent potential to convert into an additional bedroom, home office or further living space (subject to the usual permissions). There is also extensive built-in storage and a convenient downstairs shower room with WC. To the rear, the dining area flows through to a large, bright lounge, creating an ideal space for both family living and entertaining. The separate kitchen is easily accessed from the dining area. The lounge benefits from impressive floor-to-ceiling windows and a door leading out to the substantial wrap-around garden, allowing for plenty of natural light and a seamless connection to the outdoor space.

Upstairs, the property offers 4 well proportioned double bedrooms, two of which benefit from built in storage, along with a family bathroom. There is also a bright open study area with a skylight, providing an ideal space for those working from home. Further benefits include off street parking and a generous garden.

Located within walking distance of East Croydon station, the property offers great transport links into Central London. It is also close to a number of excellent local schools including Park Hill Primary, and sits within the catchment area for Trinity School and Whitgift School.



welcome to

## Caroline Close, Croydon

- 4 Double bedrooms
- 1353 Sq.ft
- Garage With Potential To Convert
- Driveway
- Wrap Around Garden
- Open Study Area With Skylight
- Downstairs Shower Room

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

# £575,000



Please note the marker reflects the  
postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/CRY113347](https://www.barnardmarcus.co.uk/Property/CRY113347)



Property Ref:  
CRY113347 - 0003

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