



barnard marcus

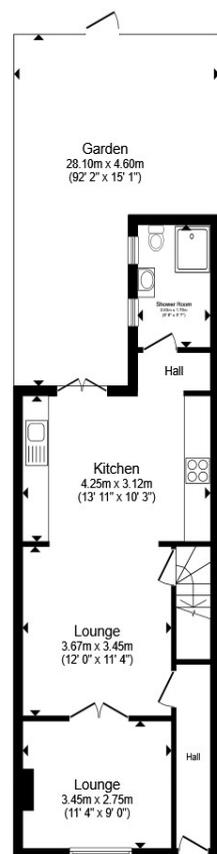
Portland Cottages Therapia Lane, Croydon CR0 4TN



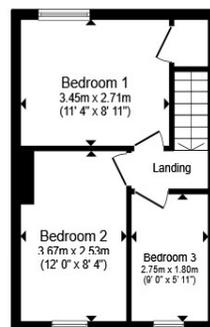
welcome to
Portland Cottages Therapia Lane, Croydon

3 Bedroom spacious cottage with great transport links, off street parking and a 92 foot garden!





Ground Floor



First Floor



Total floor area 76.6 m² (825 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



This charming three-bedroom cottage-style home offers a wonderful blend of character, space, and practicality, making it an ideal first-time purchase or an excellent buy-to-let investment.

Upon entering the property, you are welcomed into a hallway that leads through to a spacious open-plan kitchen/dining area, forming the heart of the home. This extended space provides ample room for both cooking and entertaining, while a separate lounge at the front of the property offers a cosy retreat for relaxing evenings.

To the rear of the kitchen/dining area, there is a fitted downstairs wet room, which could easily be converted back into a traditional shower room to suit individual preferences.

The property further benefits from an impressive approximately 92-foot rear garden, offering plenty of outdoor space for families, gardening enthusiasts, or entertaining. At the end of the garden, there is the added advantage of off-street parking for two vehicles, accessed via a private road.

Upstairs, the accommodation comprises two well-proportioned double bedrooms and a third single bedroom, ideal as a child's room, home office, or guest space.

Conveniently located close to Beddington Lane tram stop, the property provides easy access into Croydon and Wimbledon. Beddington Park is also just a short drive away, offering beautiful green spaces and leisure facilities.

welcome to

Portland Cottages Therapia Lane, Croydon

- 3 Bedrooms
- Off street Parking
- Front and 92 Foot Rear Garden
- Close to a Tram Stop
- Excellent condition
- Open plan Modern Kitchen
- An Ideal First home or Buy to Let

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B

£425,000



Please note the marker reflects the
postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/CRY113441](https://www.barnardmarcus.co.uk/Property/CRY113441)



Property Ref:
CRY113441 - 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.


barnard marcus



020 8680 9226



Croydon@barnardmarcus.co.uk



50 Lower Addiscombe Road, Croydon, Surrey,
CR0 6AA



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)