



Rymer Road, Croydon CR0 6EE

welcome to
Rymer Road, Croydon

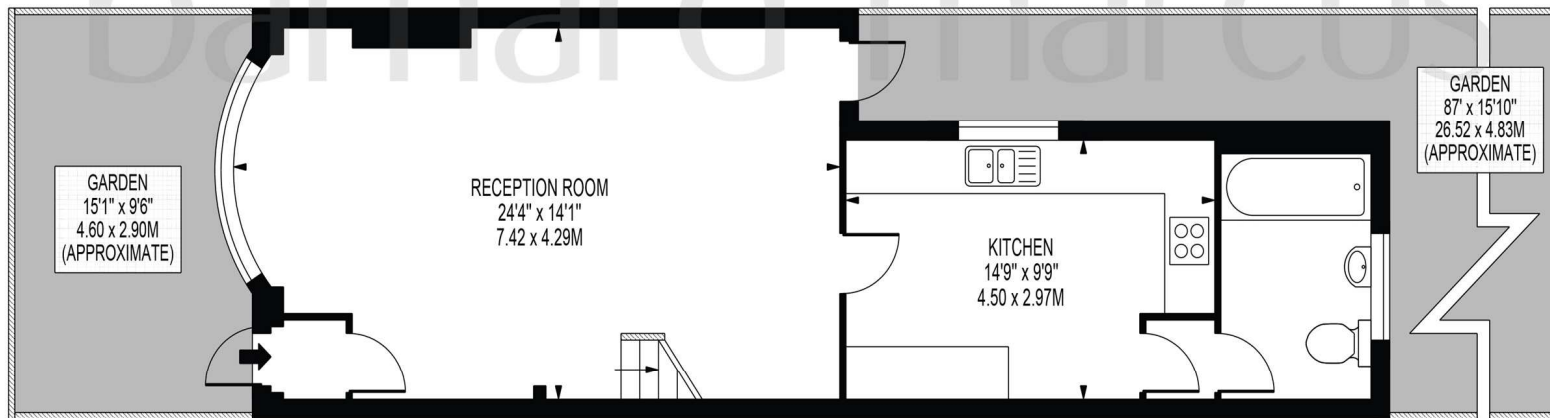
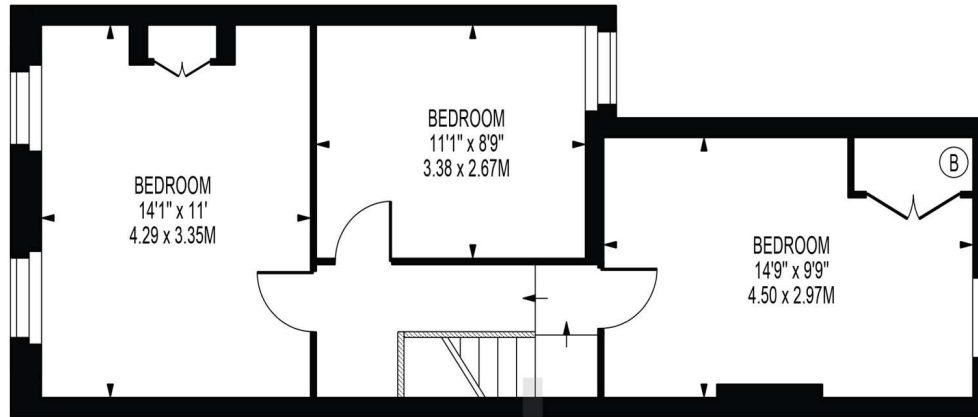
CHAIN FREE

3 double bedroom period family home located on a quiet residential street walking distance to East Croydon Station.



RYMER ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 987 SQ FT - 91.70 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.

GUIDE PRICE £425,000 - £450,000

This attractive three-bedroom end of terrace period home on Rymer Road is offered to the market chain free and is ready to move straight into, making it an ideal choice for families and first-time buyers alike.

The property offers generous living accommodation throughout, starting with a beautiful open plan living/dining room featuring a stunning bow window that floods the space with natural light, together with direct access to the rear garden. The spacious kitchen provides an excellent range of cupboard storage and ample worktop space, perfect for everyday living and entertaining. To the rear of the property is the family bathroom, complete with a full-size bath, overhead shower and window for natural ventilation. Upstairs, the home boasts three genuine double bedrooms, a rare feature that makes this property particularly appealing for growing families.

Outside, the substantial rear garden enjoys a lovely, decked seating area, ideal for outdoor dining, leading onto a well-maintained lawn and offering plenty of space to relax and entertain.

Ideally situated on a quiet residential street with free on-street parking, the property is within a short walk of East Croydon Station, providing excellent transport links. Families will also benefit from a selection of nearby infant, primary and secondary schools. Combining period charm, spacious accommodation and a highly convenient location, this is a wonderful family home not to be missed.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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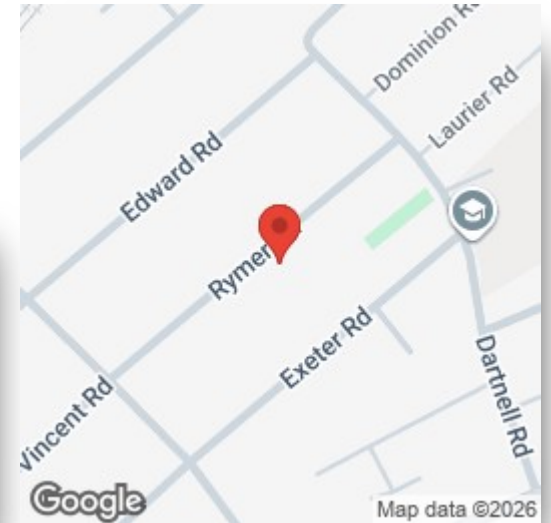
Rymer Road, Croydon

- GUIDE PRICE £425,000 - £450,000
- Chain Free
- 3 Double Bedrooms
- Great Size Garden
- Quiet Residential street

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

guide price

£425,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CRY113871



Property Ref:
CRY113871 - 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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