



FOR SALE



Fixed Price £450,000

3 bedroom End of Terrace Bracewood Gardens, Croydon, CR0

Crown Real Estate are delighted to present this spacious and well-proportioned three-bedroom end-of-terrace family home, ideally situated in the highly sought-after Park Hill area of Croydon. Arranged over three floors, this property offers excellent living accommodation and fantastic potential for modernisation, making it an ideal opportunity for buyers looking to create their perfect family home.

The ground floor comprises a welcoming entrance hallway, a versatile reception room, a separate utility/laundry area, a convenient downstairs WC, a useful storage cupboard, and an integral garage. From this level, there is direct access to a generous private rear garden, providing an excellent space for outdoor entertaining, family activities, or future landscaping.

On the first floor, you will find a bright and spacious open-plan reception room with a dedicated dining area, creating an ideal setting for both everyday living and entertaining. The generously sized fitted kitchen offers ample storage and worktop space and presents an excellent opportunity for updating to suit individual tastes.

The second floor comprises two well-proportioned double bedrooms, a comfortable single bedroom, and a family bathroom fitted with a bathtub.

Although the property has been well maintained, it would benefit from some internal modernisation, offering buyers the chance to add their own style and significantly enhance its value.

Further benefits include double-glazed windows, gas central heating throughout, an integral garage, private off-street parking, and no onward chain.

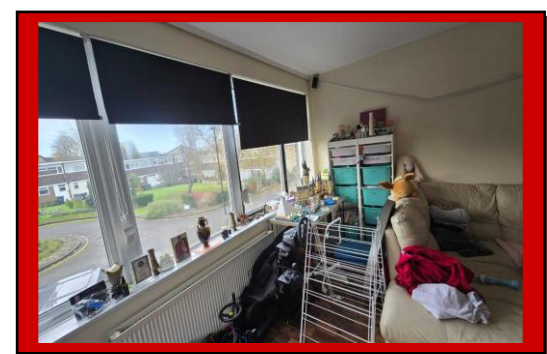
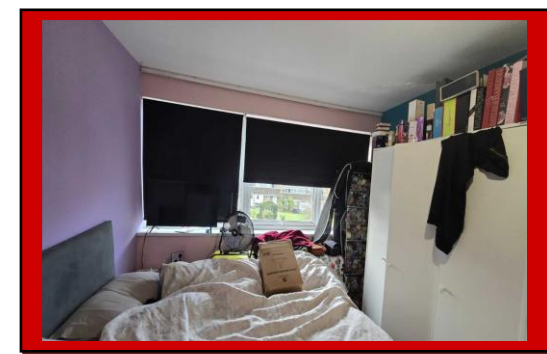
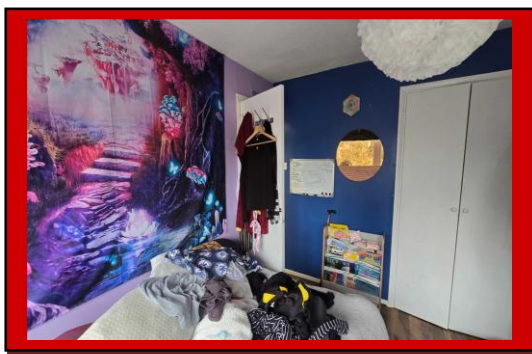
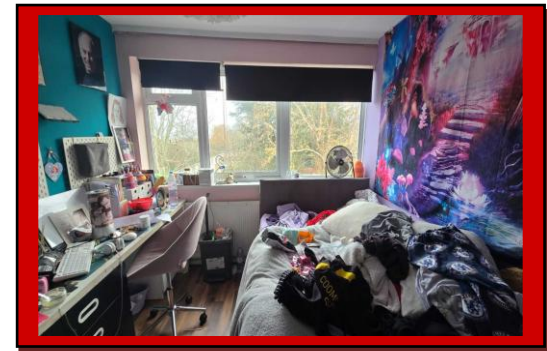
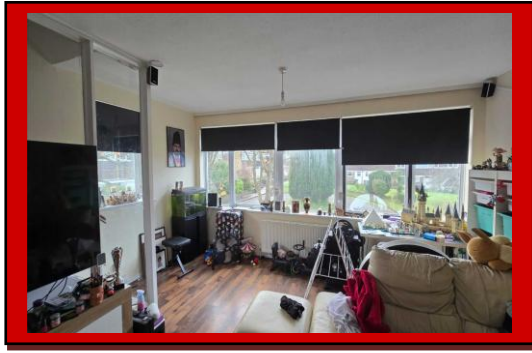


- 3 Bedrooms
- Open Plan Reception Room
- Kitchen with Dining Area
- 1 Bathroom
- 1 Toilet
- 1 Utility Room
- Additional Reception Room
- Huge Garage
- Driveway
- Near to East Croydon Station

Croydon Office: Crown Lets 4u, 292 London Road, Croydon, Surrey, CR0 2TG

Tel: 020 8684 6677 **Mob:** 07540 874 532 **Fax:** 0872 115 6090 **Email:** info@crownlets4u.co.uk

www.crownlets4u.co.uk



EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Croydon Branch: 292 London Road, Croydon, Surrey, CR0 2TG

Tel: 020 8684 6677 **Mob:** 07540 874 532 **Fax:** 0872 115 6090 **Email:** info@crownlets4u.co.uk

www.crownlets4u.co.uk