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MARRIOTT VERNON  
ESTATE AGENTS



8 Keens Road, Croydon, CR0 1AH  
Asking price £330,000



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# 8 Keens Road

Croydon, CR0 1AH

Two Bedroom Terrace House

Gas Central Heating

Two Reception Rooms

Within A Mile Of East Croydon Station

Freehold

Private Rear Garden

Proximity Of Croydon Town Centre

No Onward Chain

Marriott Vernon present this chain free two double bedroom mid terrace freehold house to the market in a convenient location for Croydon Town Centre.

Comprising entrance hall, two separate reception rooms and a separate kitchen to the ground floor along with two double bedrooms and bathroom to the first floor. Whilst requiring modernisation throughout, this presents an ideal opportunity for those seeking to put their own stamp on a property and does benefit from gas central heating, loft storage and no onward chain.

Keens Road runs between Southbridge Road and Lower Coombe Street, within easy access to local amenities and shops in Croydon Town Centre including Croydon's 'Restaurant Quarter' and Boxpark. East Croydon Station which is within a mile of the property offers regular links into London Bridge and Victoria Station along with the express service to Gatwick Airport and the South Coast.

Asking price £330,000

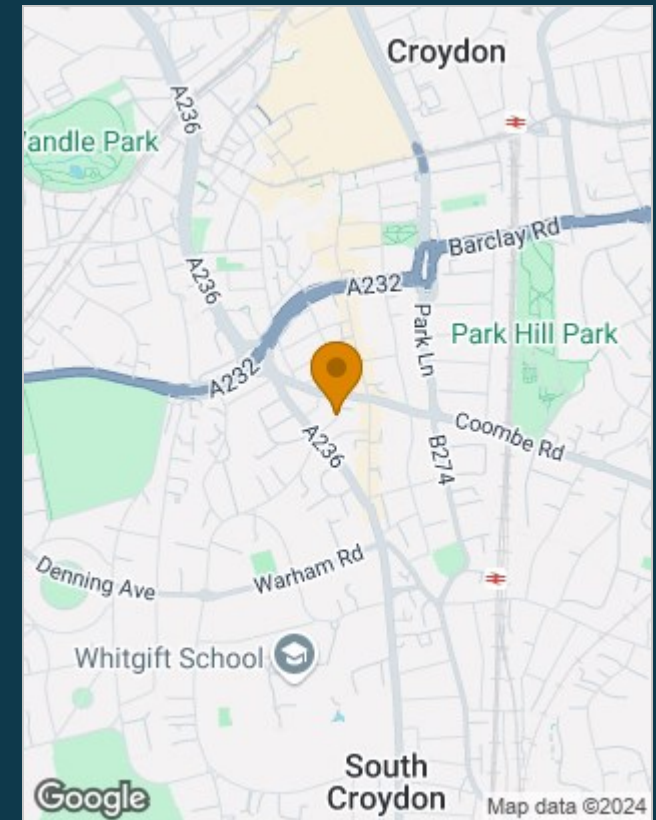
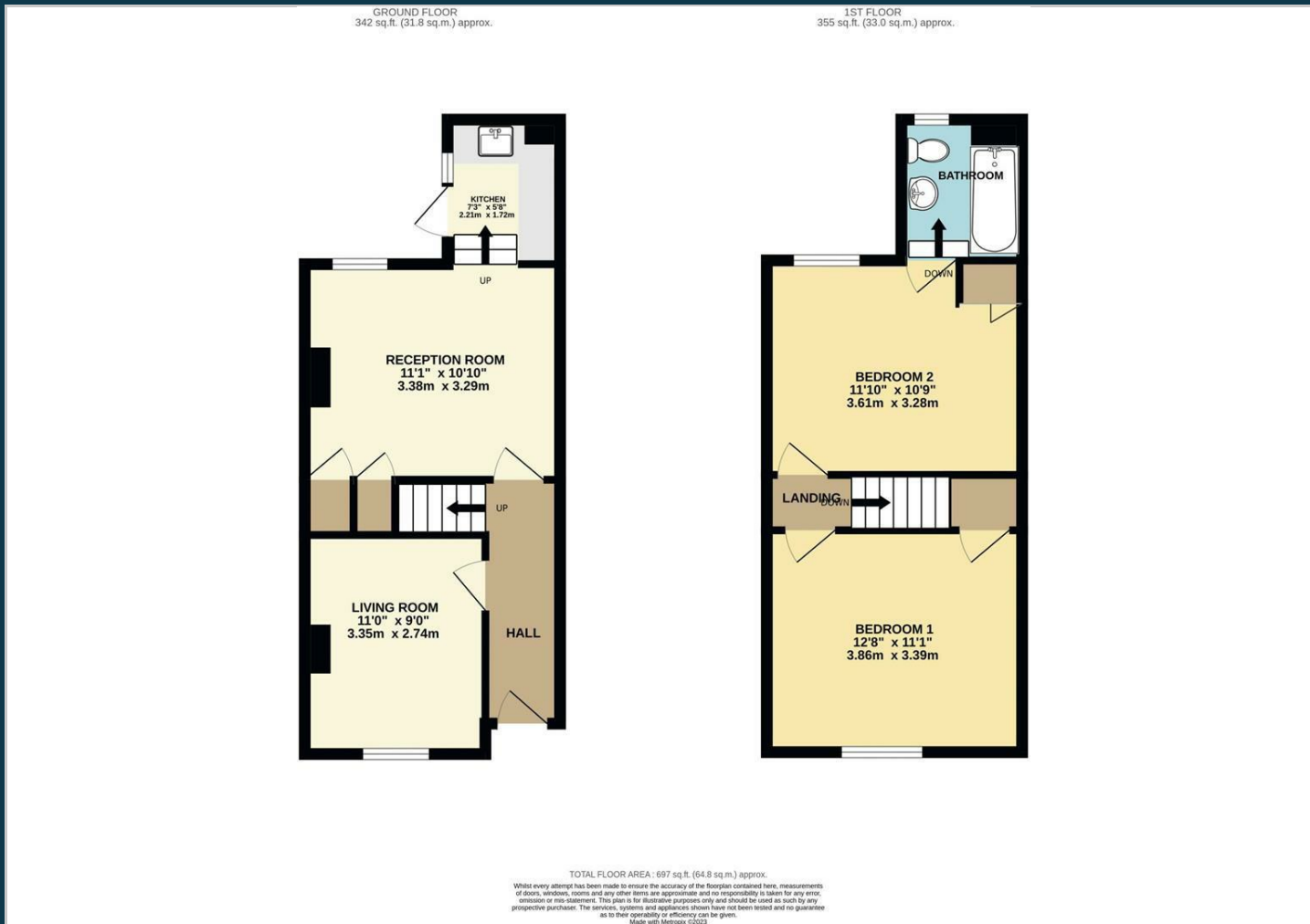






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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>87</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Please contact our Marriott Vernon Estate Agents Office on 0208 657 7778 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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