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MARRIOTT VERNON  
ESTATE AGENTS



23 Doyle Road, London, SE25 5JN  
£375,000

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# 23 Doyle Road

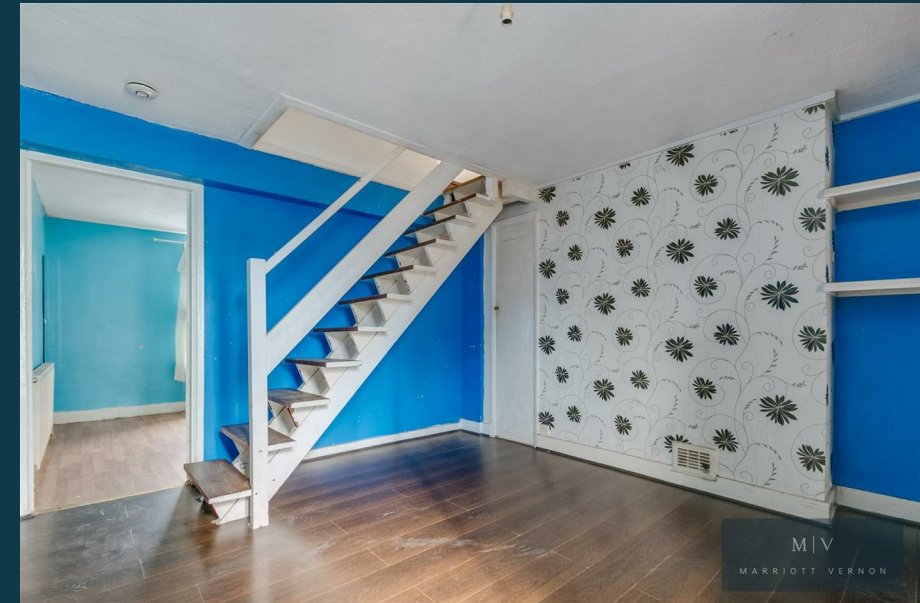
London, SE25 5JN

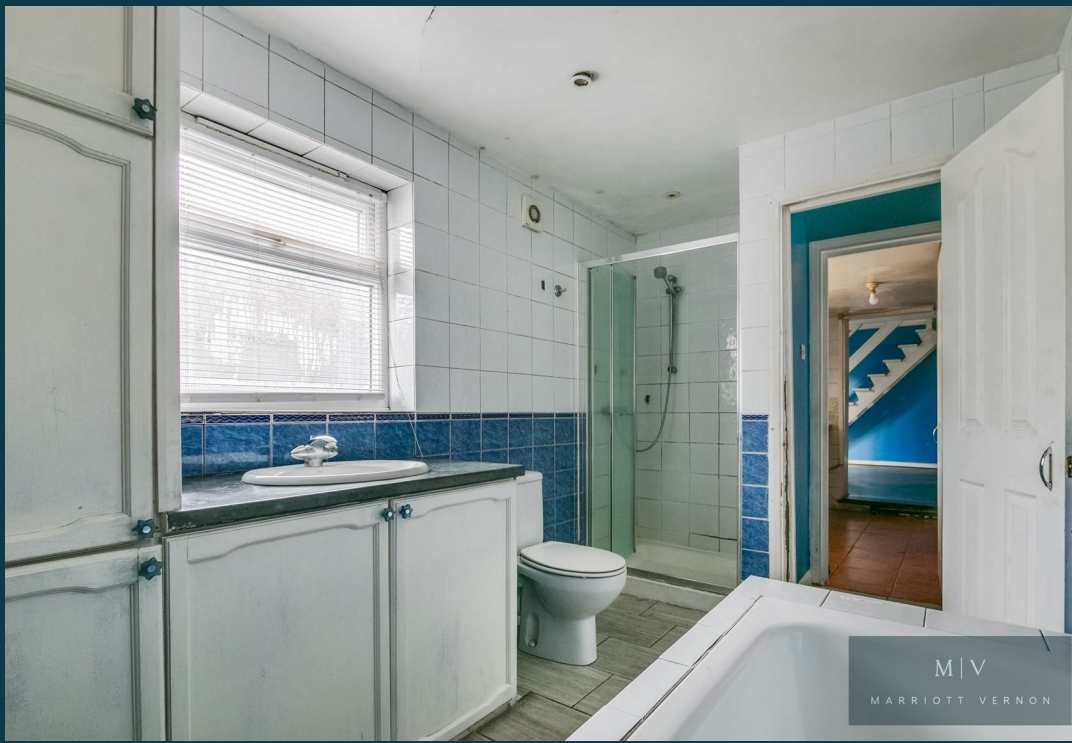
Marriott Vernon present to the market this well proportioned three bedroom end of terrace house with front and rear gardens and garage to rear, conveniently situated moments from Norwood Junction station. The property would now benefit from a programme of modernisation, but offers bright and spacious accommodation with excellent potential for upgrade and refurbishment to suit own taste. Features include two separate reception rooms, inbuilt storage including access to loft space, gas central heating, double glazing, front and rear gardens and no onward chain.

Accommodation comprises side entrance porch with access to guest WC, leading into two reception rooms with front and rear aspect respectively. The separate kitchen comprises an older style range of wall and base units with work surfaces incorporating inset sink unit and further space for appliances. A rear lobby opens through to a generous downstairs bathroom. To the first floor, there are three well proportioned bedrooms. There is a good size rear garden along with a garage.

The property is located very close to Norwood Junction station, as well as numerous regular bus routes, all providing exceptional links into Central London and to the surrounding area. South Norwood High Street is just a stroll away providing a variety of shops, pubs and amenities and both Croydon and Crystal Palace are within easy reach boasting a wider range of shops, bars, restaurants and leisure facilities. The area is also well served by good local schools and lovely open spaces including South Norwood Lakes.

Viewings are recommended.



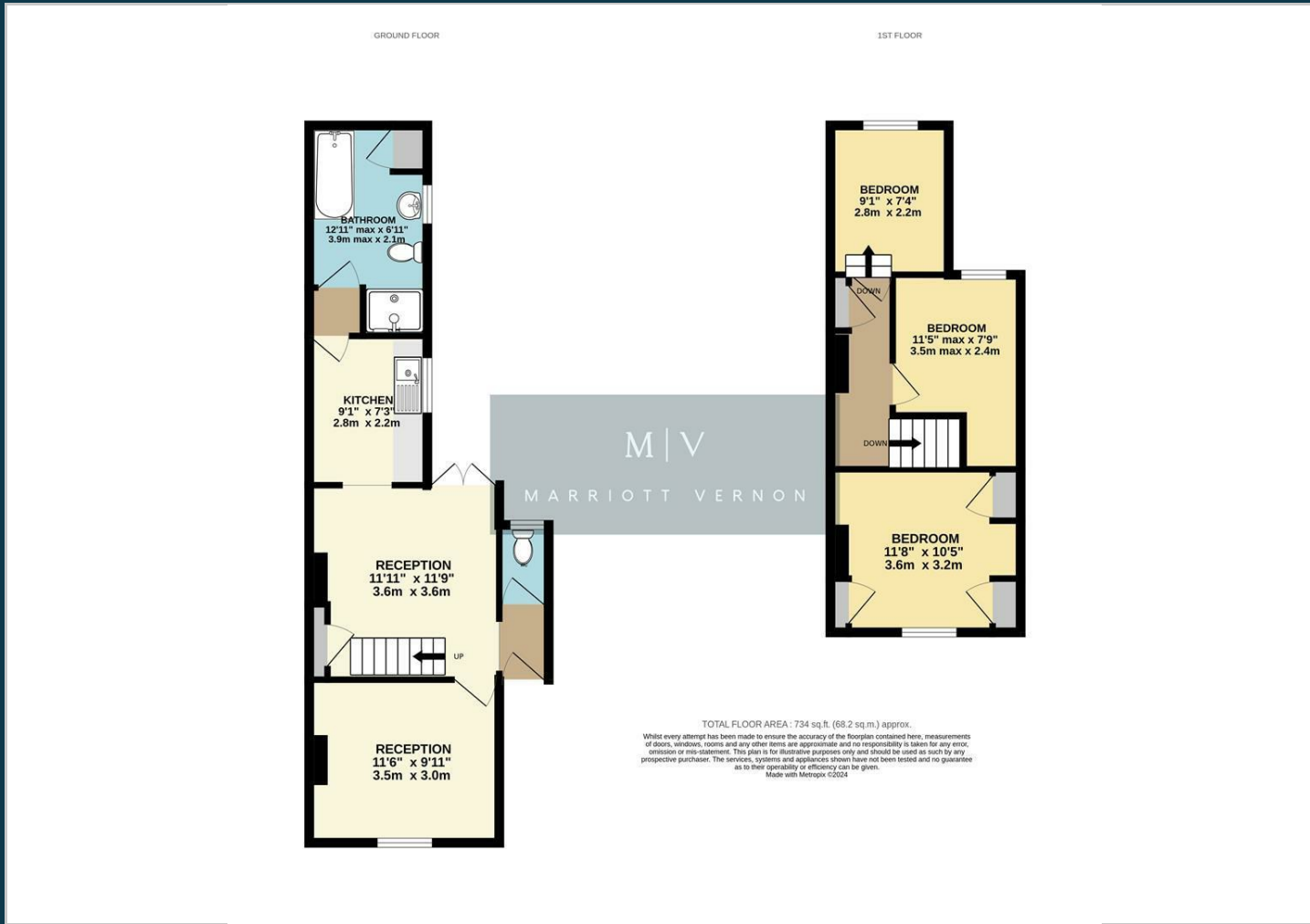




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## Floor Plans



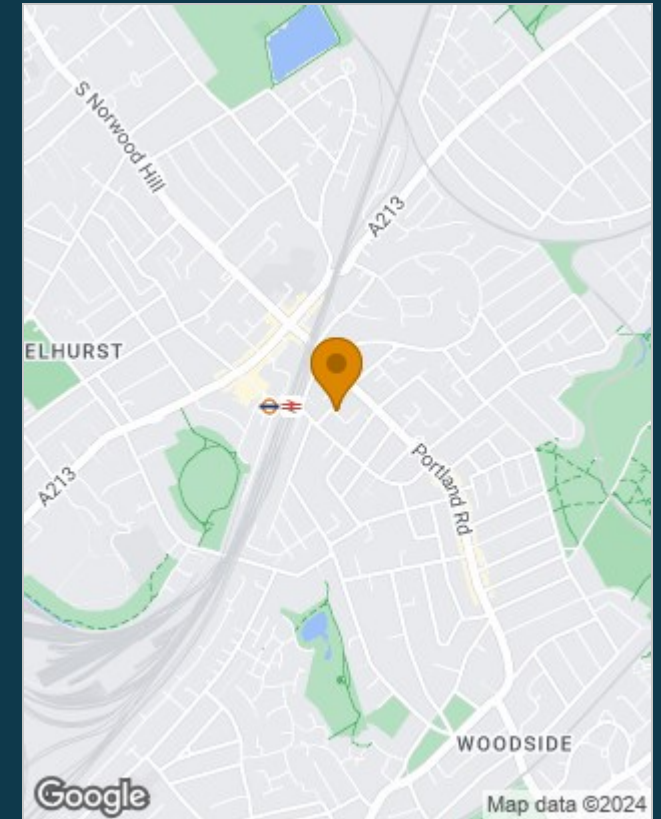
## Viewing

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.

Ewhurst Avenue, South Croydon, CR2 ODL  
 Tel: 0208 657 7778 Email: enquiries@marriottvernon.com www.marriottvernon.com

## Location Map



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	89
(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>62</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC