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MARRIOTT VERNON  
ESTATE AGENTS



27 Beckford Road, Croydon, CR0 6HY

£450,000



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# 27 Beckford Road

Croydon, CR0 6HY

Marriott Vernon are delighted to bring to the market this well proportioned three bedroom end of terrace house with garden with side access, garage and no onward chain, conveniently situated in a popular residential location within easy reach of transport links and local amenities.

Offered to the market with no onward chain, the property provides bright and spacious accommodation with further scope to upgrade and modernise to suit own taste. Features include two separate reception rooms, older style kitchen, upstairs bathroom, gas central heating and double glazing.

Accommodation comprises entrance hall with stairs rising to the first floor, leading into two reception rooms (to front and rear respectively). A separate kitchen comprises a range of wall and base units with work surfaces incorporating inset sink unit and further space for appliances. To the first floor, there are three well proportioned bedrooms - two doubles and a further single - plus a family bathroom.

The property is conveniently located close to a number of local shops and amenities, as well as numerous regular bus routes providing links to railway stations at nearby Selhurst, West and East Croydon. Tramlink at Blackhorse Lane also provides excellent connections to Croydon, Wimbledon and Beckenham. Croydon town centre itself offers an array of shops, bars, cafes and restaurants, as well as excellent leisure facilities including a cinema complex, and the area is well served by good local schools.

Viewings are highly recommended.



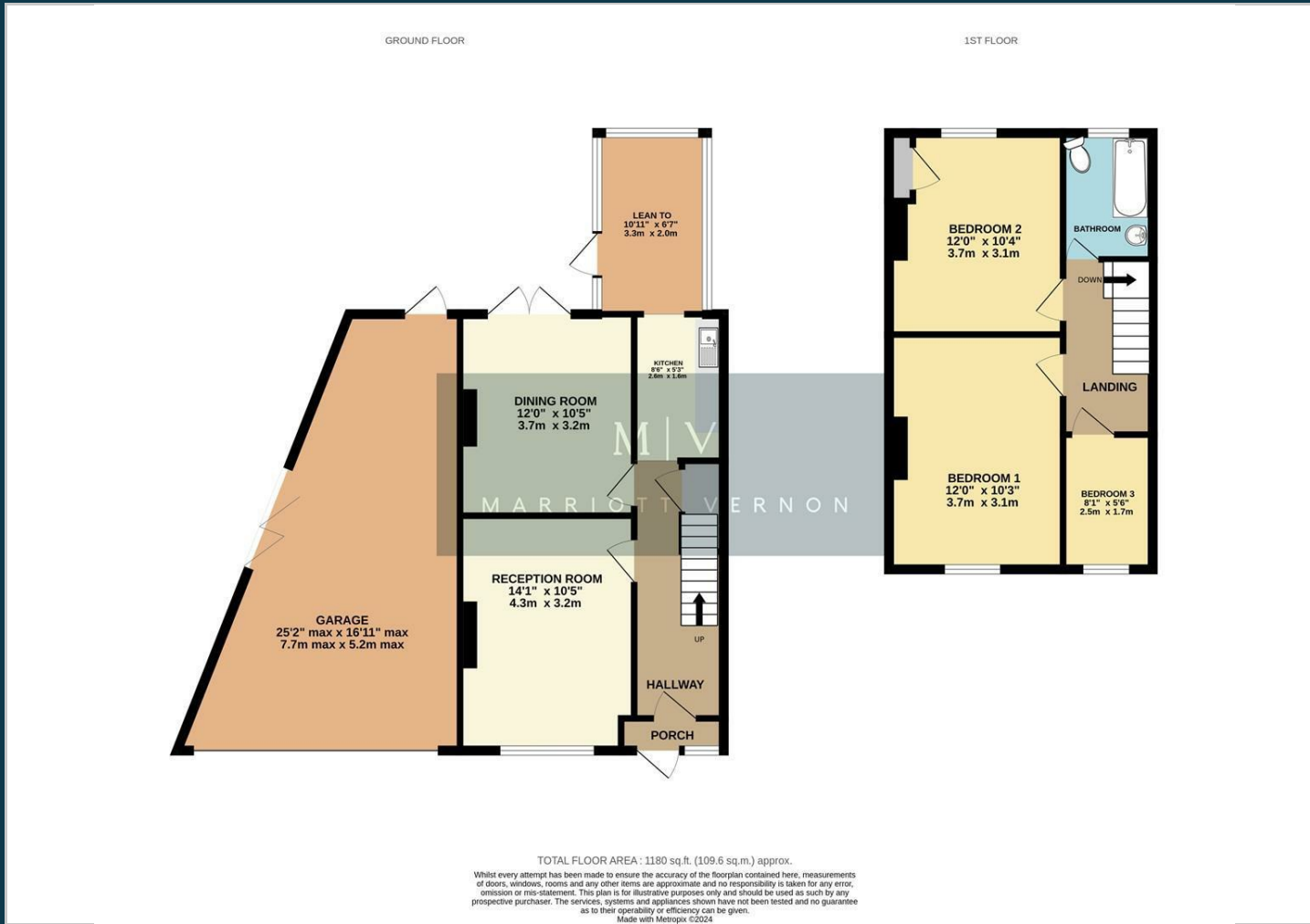




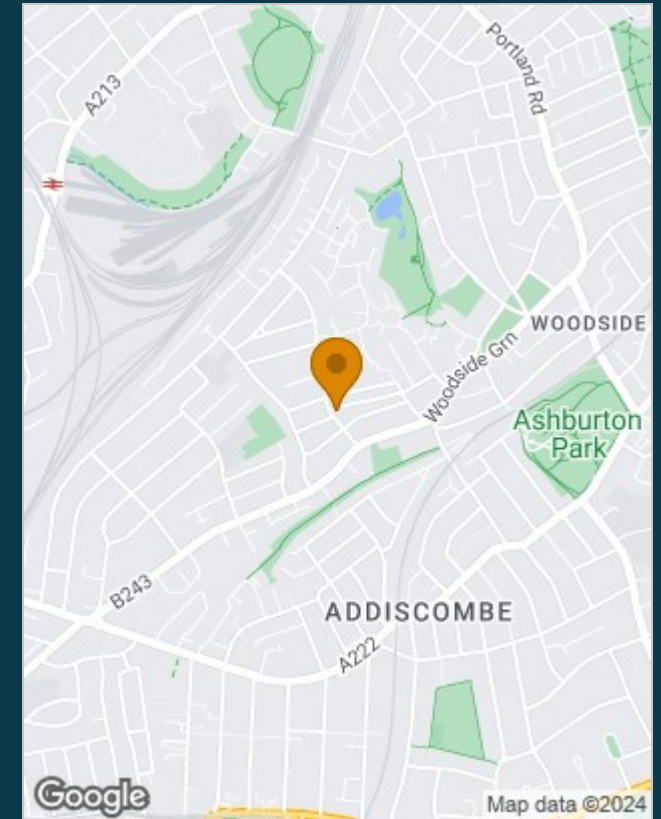
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## Floor Plans



## Location Map



## 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			80
(69-80) <b>C</b>			
(55-68) <b>D</b>		47	
(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	

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.