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MARRIOTT VERNON  
ESTATE AGENTS



19 Greencourt Avenue, Croydon, CR0 7LD

Asking price £580,000



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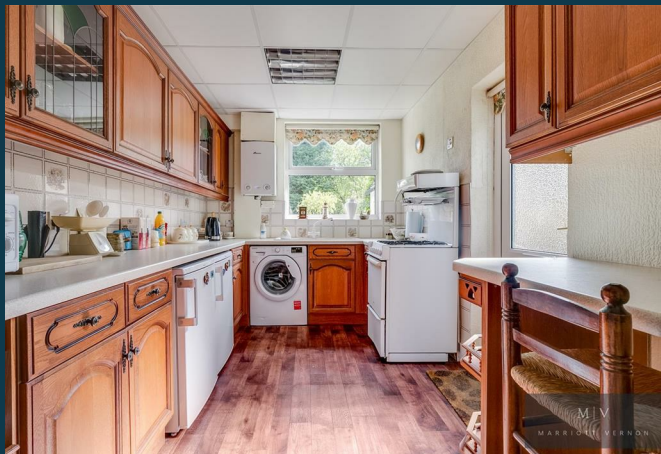
# 19 Greencourt Avenue

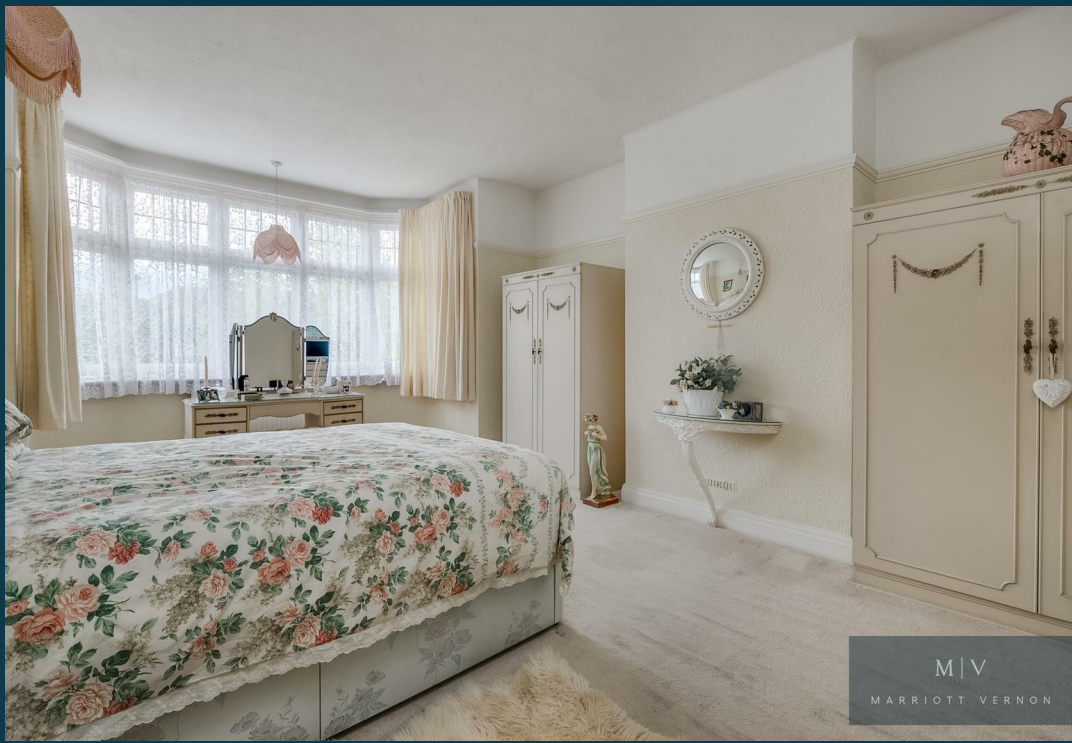
Croydon, CR0 7LD

Marriott Vernon present to the market this well proportioned Paish Tyler built three bedroom semi detached family home, with garage, off street parking, delightful south facing private garden and no onward chain. Superbly situated in the highly sought after Shirley Park area, this wonderful home provides bright and spacious accommodation with excellent additional scope to modernise and upgrade to suit own taste. Features include a double length through reception room, separate well equipped kitchen, upstairs family bathroom, gas central heating and double glazing.

Accommodation comprises entrance hall with side aspect window, understairs storage and stairs rising to the first floor, leading into the double length reception room with deep bay window to front and sliding doors to the rear onto the garden. The separate kitchen, with door onto the garden, comprises a range of matching 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/study - plus a family bathroom with three piece bath suite.

The property is very conveniently located within easy access of numerous regular bus routes providing links into nearby Croydon town centre and East Croydon station with fast and frequent services into Central London. Tramlink is also within easy reach at Addiscombe, offering links to Beckenham and Wimbledon. Nearby Lower Addiscombe Road provides an excellent selection of local shops, as well as cafes and a supermarket. Croydon town centre is just a short distance away, offering a wider range of branded shopping, bars, restaurants and leisure facilities. The area is well served by excellent local schools including Trinity, Coloma, and the Oasis Academy, and open spaces including nearby Ashburton Park.



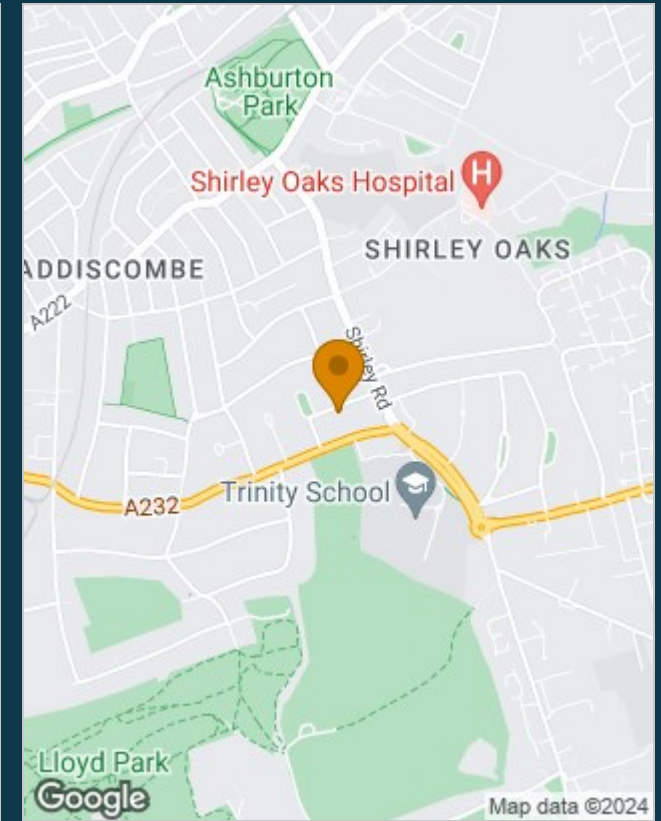




## Floor Plans



## Location Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</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	

## 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.