

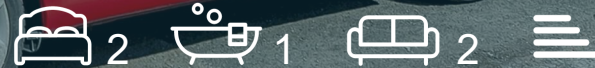
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MARRIOTT VERNON  
ESTATE AGENTS



30 Laud Street, Croydon, CR0 1SW

Offers in excess of £350,000





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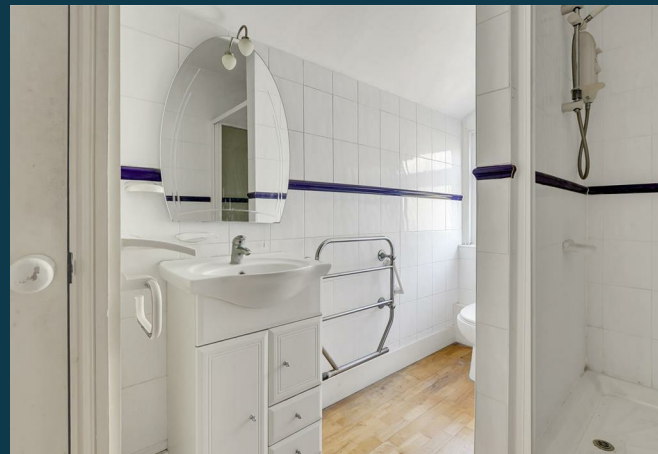
## 30 Laud Street Croydon, CR0 1SW

Marriott Vernon are delighted to offer to the market this attractive brick-fronted two double bedroom mid terrace house with level private rear garden and no onward chain. Ideally located in the heart of Croydon's Old Town, moments from transport links and vibrant amenities, the property offers larger-than-average accommodation, including two reception rooms, separate kitchen and an upstairs bath/shower room. The property would now benefit from a programme of modernisation, but provides excellent scope to improve and update to suit own taste.

Accommodation comprises entrance hall with stairs rising to the first floor and door to the rear into the garden. Two well proportioned reception rooms offer plenty of space for relaxing, entertaining and dining, with door through to the kitchen from the rear reception. The kitchen itself comprises an older style range of units with inset sink unit and further space for appliances. To the first floor, there are two double bedrooms, plus a family bathroom off the landing, currently laid out with an older style shower suite.

The property is superbly located within a short walk of East Croydon station, providing fast and frequent links into Central London, Gatwick and the South Coast, with Tramlink and bus connections also close-by, linking the surrounding area. Croydon town centre is literally on the doorstep, offering a huge selection of shops, bars, restaurants and amenities, as well as leisure facilities including a large cinema complex.

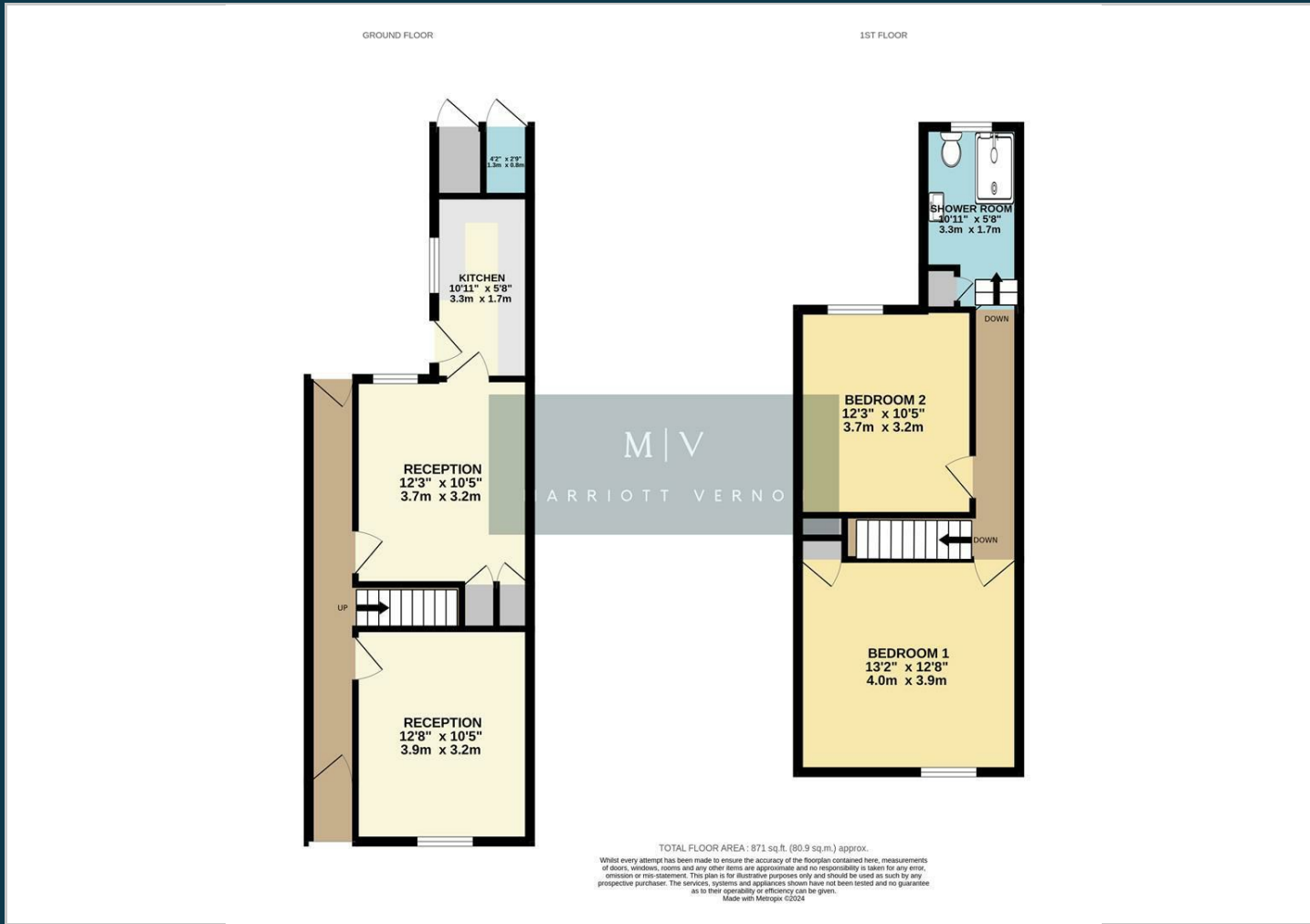
Viewings are highly recommended.



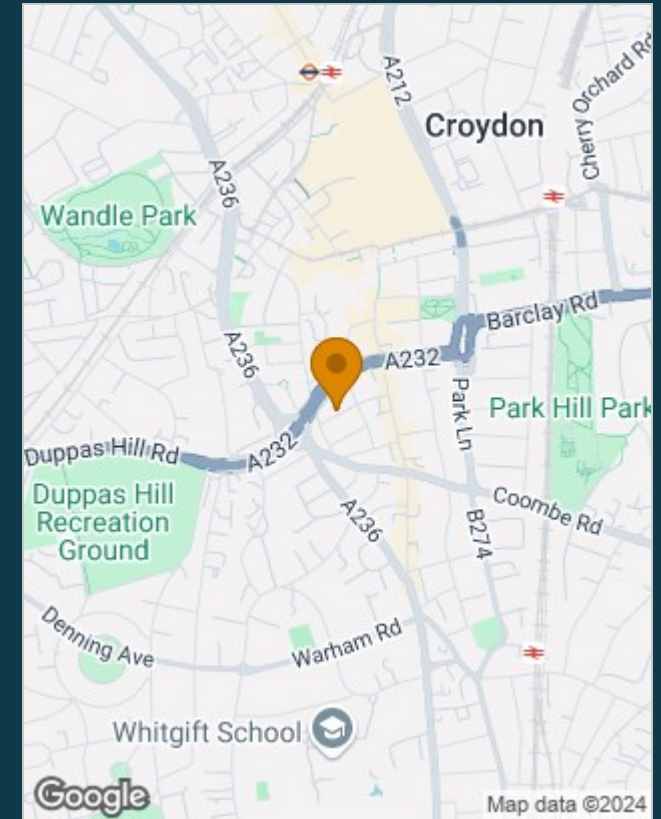




## Floor Plans



## 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>                            |                         |           |
| (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 |           |

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.