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MARRIOTT VERNON  
ESTATE AGENTS



35 Braemar Avenue, South Croydon, CR2 0QA

£325,000



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# 35 Braemar Avenue South Croydon, CR2 0QA

£325,000

Marriott Vernon are delighted to offer to the market this generously proportioned two double bedroom first floor maisonette with garage en bloc, private wall-enclosed garden, 147 year lease and no onward chain. Ideally situated moments from Purley Oaks and Sanderstead stations, the property offers bright and spacious accommodation with scope for some further modernisation. Features include a well sized reception room, separate eat-in kitchen/breakfast room, family bathroom, underfloor electric heating, double glazing and own entrance.

Accommodation comprises private entrance with stairs rising to the first floor landing with inbuilt storage, leading into the spacious reception room with dual windows and ample space for relaxing, entertaining and dining. The separate kitchen/breakfast room comprises a range of wall and base units with work surfaces incorporating inset sink unit and further space for appliances. There are two double bedrooms with plenty of space for free-standing furniture, plus a family bathroom with three piece suite.

The property is superbly located within easy access of Purley Oaks and Sanderstead stations, providing convenient links into East Croydon mainline station, Central London and the surrounding area. Regular bus routes provide connections into nearby Croydon town centre with its array of shops and amenities, as well as leisure facilities including a cinema complex. South Croydon's 'Restaurant Quarter' is also within easy reach for a diverse selection of bars and restaurants, and Purley town centre just a short distance away for a further variety of supermarkets, shops and eateries.

Viewings are highly recommended.







Serie 4

VarioPerfect

Speed Perfect

Eco Perfect

Reduced Ironing

Aqua Plus

Spin

- 1200
- 1000
- 800
- 600
- Rinse Hold

Ready in

Start/Reload

Easy Care

OFF

Delicate/Silk

Wool

Drum

Rinse/Spin

SuperQuick 15

40° 30° 20°

1:30°C 1:00°C 0:30°C

40° Prewash 60°C

20° 30° Mixed Load

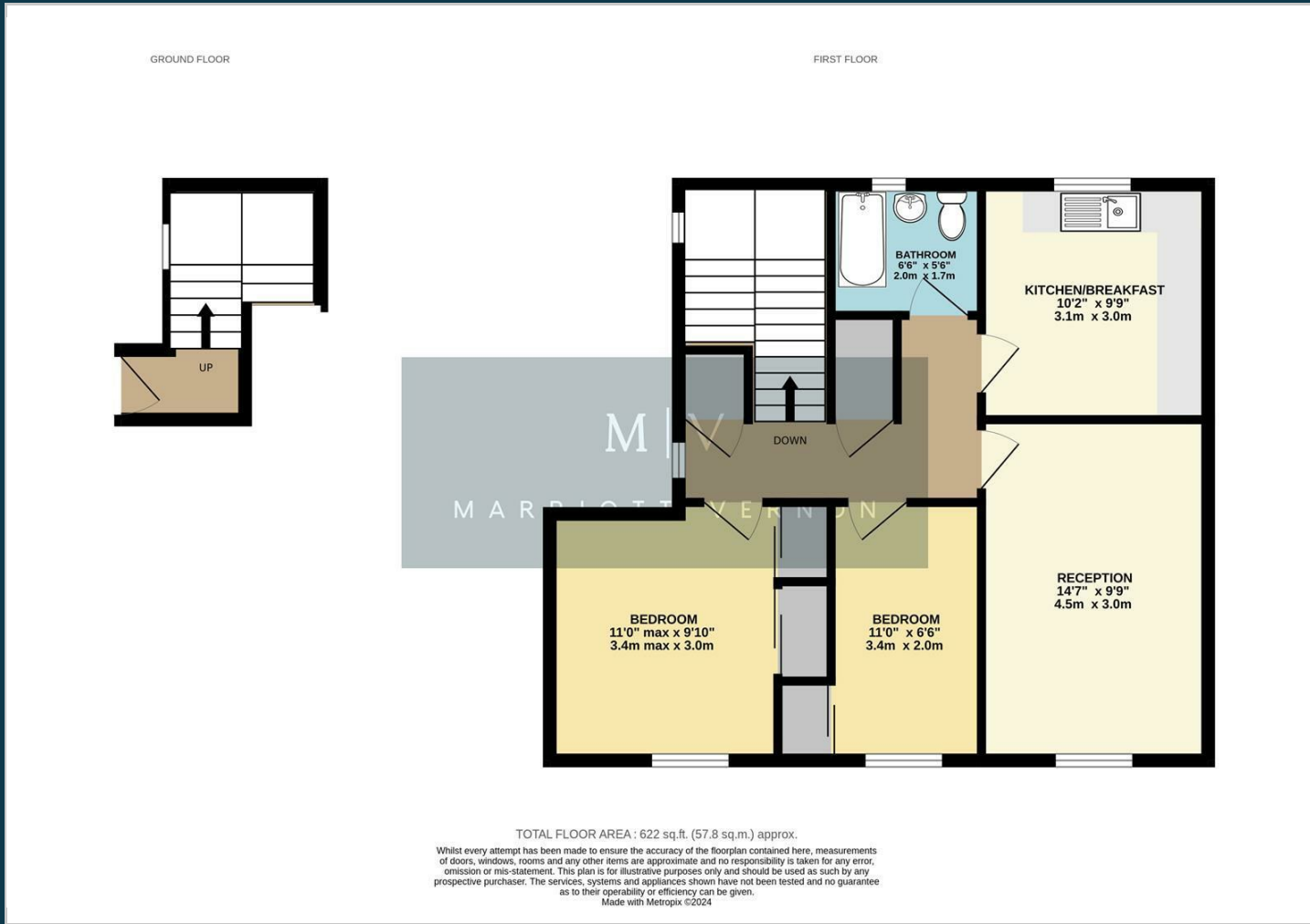
30°

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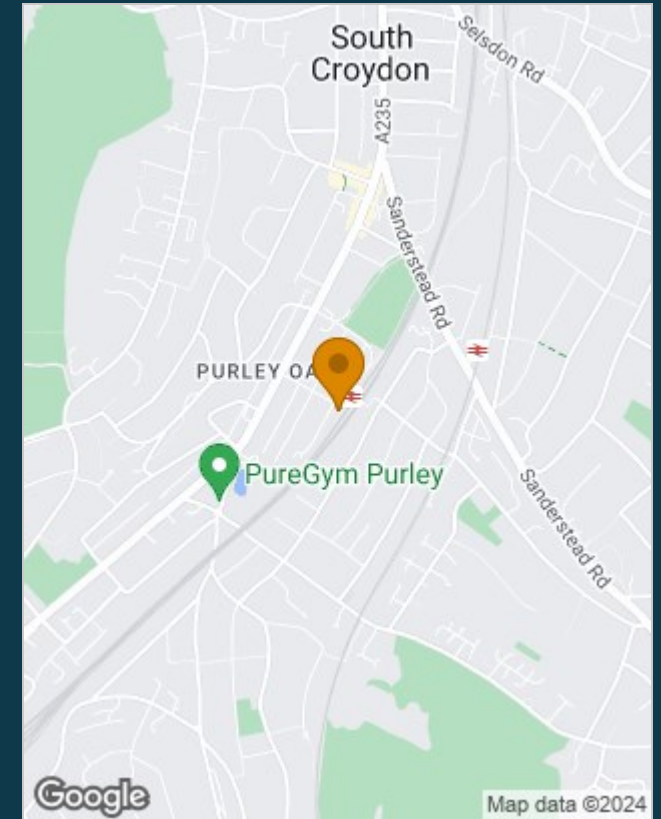
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## Floor Plans



## 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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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.