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MARRIOTT VERNON

ESTATE AGENTS

11 Brickwood Road, Croydon, CR0 6UL

Guide price £600,000

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11 Brickwood Road

Croydon, CR0 6UL

Guide Price £600,000-£625,000

Marriott Vernon present to the market this attractive three bedroom semi detached house with off street parking, garage via shared driveway, private garden and no onward chain, superbly situated in a much sought after residential East Croydon location. Just a short walk from the station and town centre amenities, the property offers bright and spacious, extended accommodation, with some further scope to upgrade and modernise to suit own taste. Features include two generous reception areas, well equipped kitchen and rear conservatory/utility area, first floor bath/shower room, ground floor WC, gas central heating and double glazing.

Accommodation comprises entrance hall with stairs rising to the first floor and access to guest WC, leading into the front aspect reception room with attractive bay window. Double doors lead through to a further extended reception room with sliding doors onto the mature garden. The separate kitchen comprises a range of matching wall and base units with work surfaces incorporating inset sink unit and further space for appliances, whilst the rear conservatory/utility provides further garden access. To the first floor, there are three well proportioned bedrooms - two doubles and a further single - plus a bathroom with white three piece bath suite and separate shower unit.

The property is superbly located within just a short walk of East Croydon station with superb connections into Central London as well as to Gatwick and the South Coast. The Tramlink service also offers excellent links to Wimbledon and Beckenham. Croydon town centre is close-by, offering a selection of branded shopping, bars, restaurants and leisure facilities and the area is also well served by good schools and open spaces including Park Hill Park.

Viewings are highly recommended.

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Floor Plans



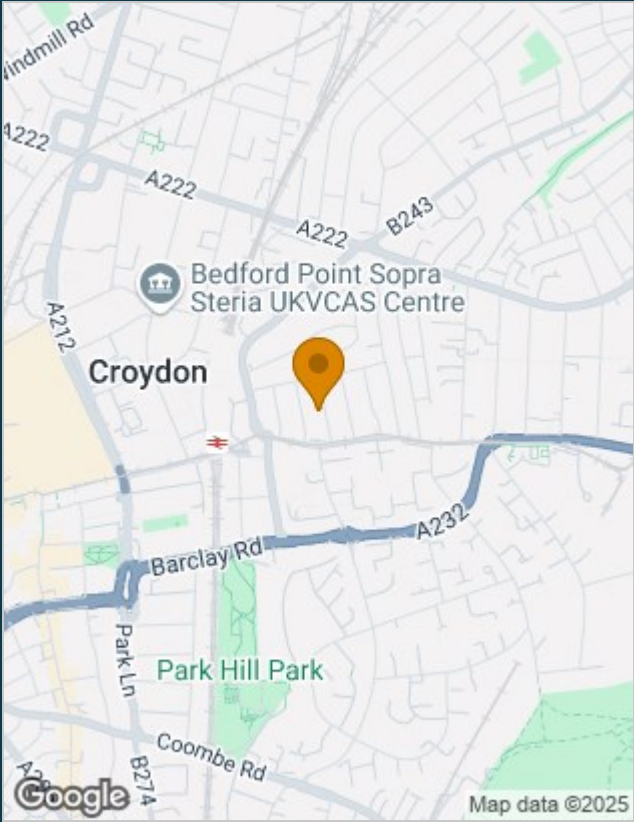
Viewing

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.

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Location Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC