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MARRIOTT VERNON  
ESTATE AGENTS



13 Latimer Road, Croydon, CR0 1RS

Asking price £400,000



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# 13 Latimer Road

Croydon, CR0 1RS

Marriott Vernon present this well proportioned three bedroom mid terrace Victorian property with 25ft level private garden to rear, and no onward chain, conveniently situated in the popular Old Town area, within just a short walk of East Croydon station and town centre. Offered to the market with no onward chain, the property offers bright and spacious accommodation, now in need of a programme of modernisation, but offering enormous scope to upgrade and customise to suit own taste. Features include two open plan reception rooms, separate large 15'10 x 9'6 kitchen, upstairs bathroom, and gas central heating.

Accommodation comprises entrance lobby leading into the light front aspect reception room with bay window, open through to the rear reception room and partially divided by central stairs rising to the first floor. The separate kitchen comprises older style 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 single - plus a family bathroom.

The property is very conveniently located within easy access of Tramlink at Reeves Corner, with East Croydon station and Croydon town centre within a short walk. Croydon town centre itself offers a huge array of shops, bars, restaurants and amenities, as well as leisure facilities including a cinema complex. The area is also well served by good local schools and lovely open spaces including nearby Wandle Park.

Viewings are highly recommended.





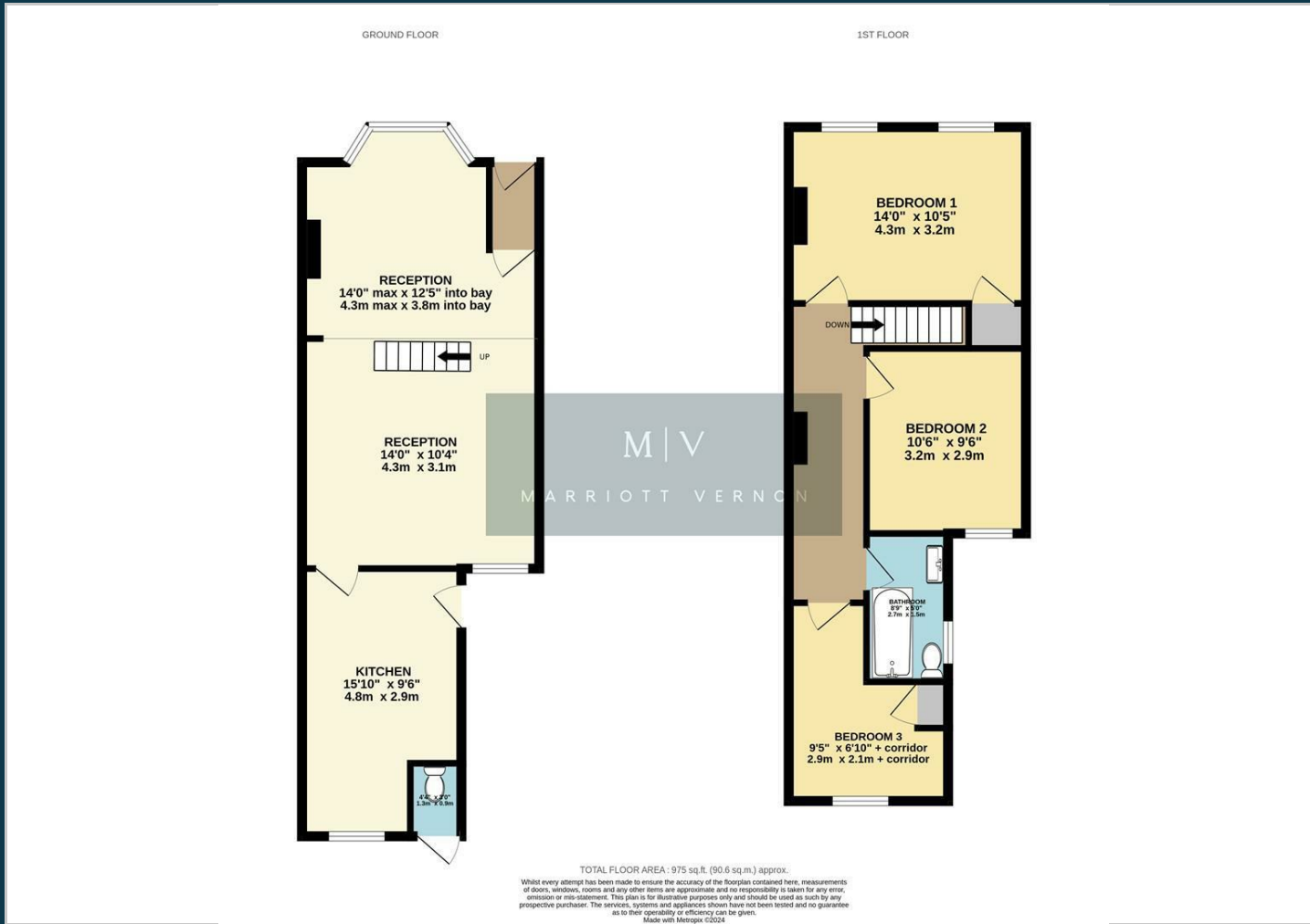




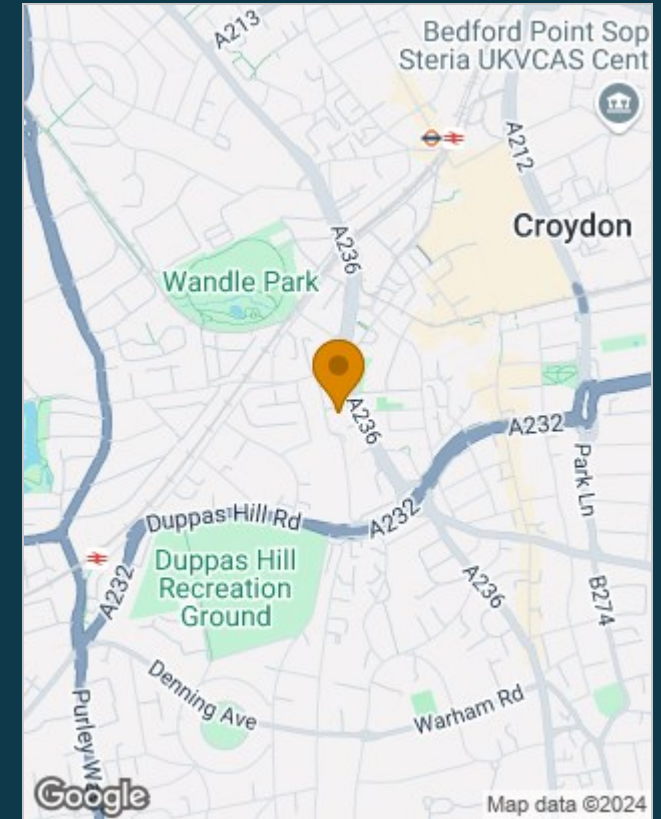




## Floor Plans



## 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	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>88</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.