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MARRIOTT VERNON

ESTATE AGENTS



33 Warren Avenue, South Croydon, CR2 8HY

Asking price £575,000







# 33 Warren Avenue

## South Croydon, CR2 8HY

Marriott Vernon present to the market this beautifully presented three bedroom semi detached property, conveniently located within easy reach of Selsdon High Street, excellent schools and local amenities. Boasting an attractive private garden and off street parking to the front, this delightful home provides versatile living space with modern interiors throughout - the perfect blend of comfort and convenience for modern family life. Features include two reception rooms, a stunning fitted kitchen and separate utility, first floor bathroom, ground floor shower room, generous storage space, bonus loft space with skylight window, gas central heating and double glazing.

Accommodation comprises a welcoming entrance porch and hallway with stairs to the first floor, opening through to two spacious reception rooms - one dual aspect with double doors onto the garden. The separate kitchen offers a full range of matching wall and base units with work surfaces incorporating inset sink unit, gas hob with overhead extractor, wall mounted electric oven, and further space for appliances. To the rear of the kitchen, a large lobby area leads to the utility room with storage and appliance space, as well as a well equipped downstairs shower room. To the first floor, there are three well proportioned bedrooms and a family bathroom with modern suite. The second floor loft space with Velux style window provides versatile bonus space, as well as access to the eaves.

The property is located within easy reach of Selsdon High Street, with Aldi and Sainsburys supermarkets along with a number of shops, restaurants, and a library. The area is well served by excellent schools including Croydon High School for Girls, and other schools at primary and secondary level. Croydon town centre is accessible by bus or Tramlink (from nearby Gravel Hill) with mainline rail services from East Croydon serving London Bridge and London Victoria.

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Floor Plans



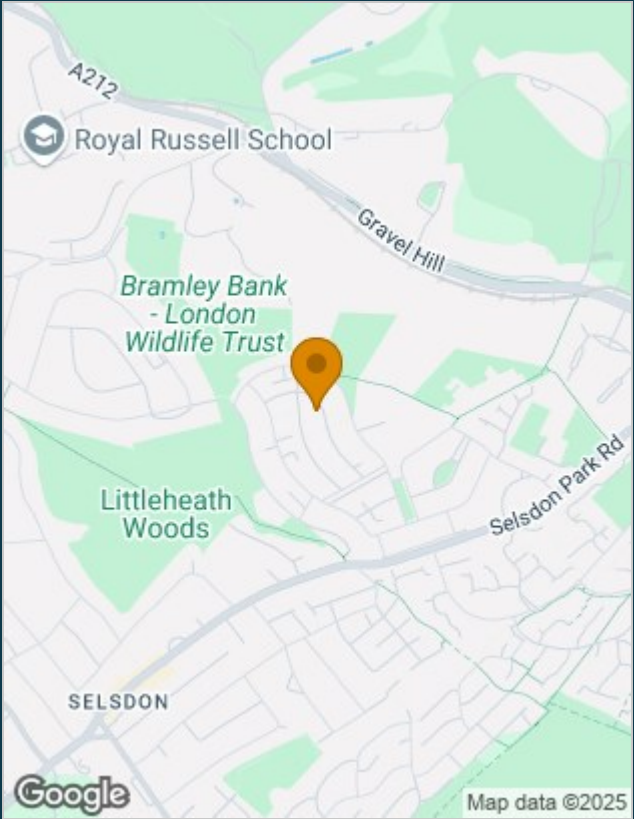
Viewing

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.

Bank House, 111 South End, Croydon, CR0 1BJ  
Tel: 0208 657 7778 Email: enquiries@marriottvernon.com www.marriottvernon.com

Location Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	