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MARRIOTT VERNON
ESTATE AGENTS

44 Chisholm Road, Croydon, CR0 6UP

Guide Price £675,000-£700,000





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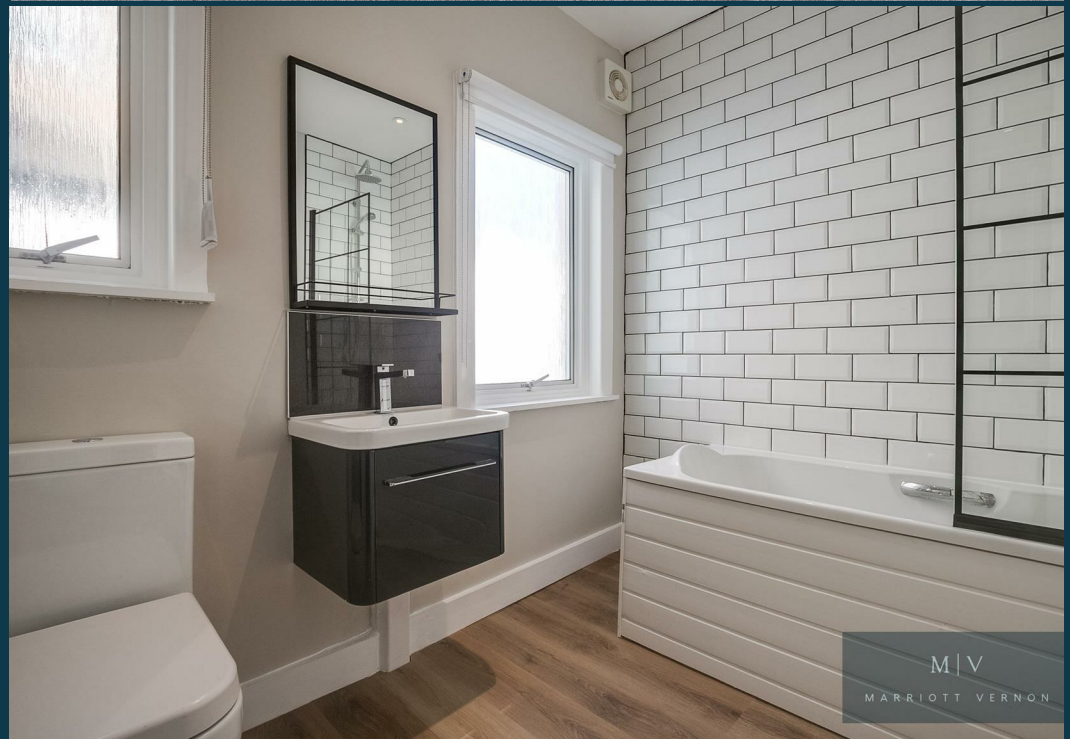
Marriott Vernon present to the market this beautifully presented four bedroom extended mid terrace family home with private garden (with side access), superbly situated in a premier residential road within approximately 7 minutes walk/0.3 miles of East Croydon station. The property has undergone a complete modernisation programme, including brand new kitchen and bathroom, and offers bright and spacious accommodation including three reception area to the ground floor. Flowing living space with stylish interiors and neutral finish create the perfect blend of comfort and convenience in this fantastic East Croydon location. Further features include gas central heating, double glazing, and quality floor coverings.

Accommodation comprises entrance hall with stairs rising to the first floor, leading into a generous reception room, with attractive bay window to the front. The separate kitchen, with door to the garden, opens through to a utility room for bonus work and appliance space. The kitchen itself comprises a modern range of matching wall and base units with work surfaces incorporating inset sink unit, gas hob with overhead extractor, electric oven and integrated washing machine, dishwasher and fridge freezer. To the rear of the house, an extended reception room enjoys double doors onto the garden. To the first floor, there are four well proportioned bedrooms - three doubles and a further single/study - plus a tiled family bathroom with modern white three piece suite.

The property is superbly located moments from 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 just a short distance away offering a huge selection of branded shopping, bars, restaurants and leisure facilities, with the fashionable 'Box Park' development only moments away next to the station

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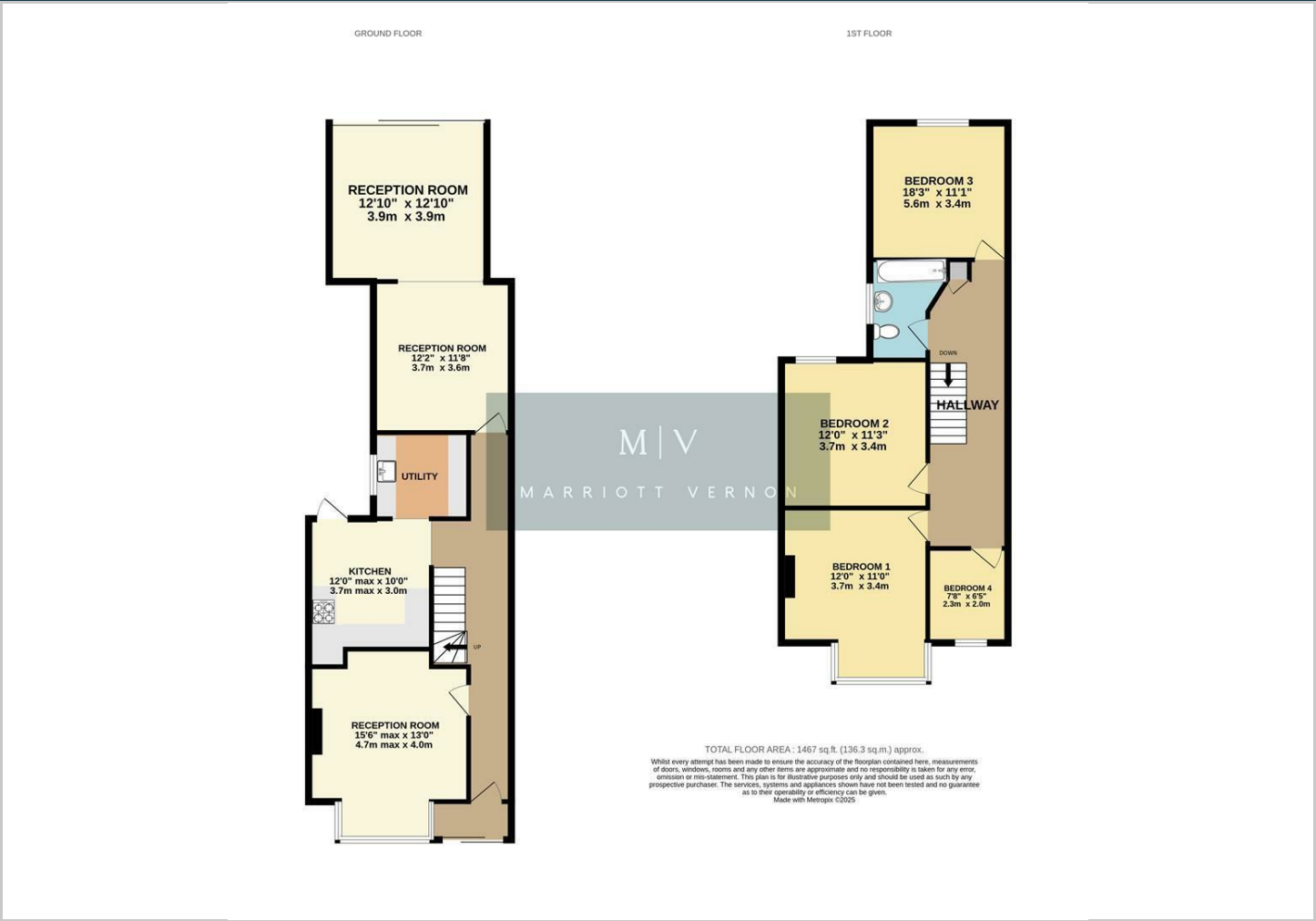




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Floor Plans

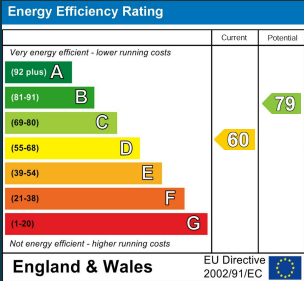


Location Map



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.



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.