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MARRIOTT VERNON
ESTATE AGENTS



13 Warrington Road, Croydon, CR0 4BH

Offers in excess of £575,000

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13 Warrington

Croydon, CR0 4BH

Substantial Five Bedroom Detached Family Home

Requiring Full Modernisation

Separate Kitchen/Breakfast Room

Garden to Front and Side

Close to Waddon Station and Tramlink

Convenient Central Location

Two Bright and Spacious Reception Rooms

Upstairs Bathroom/WC and Ground Floor WC

Garage

Easy Access Town Centre Amenities and Schools

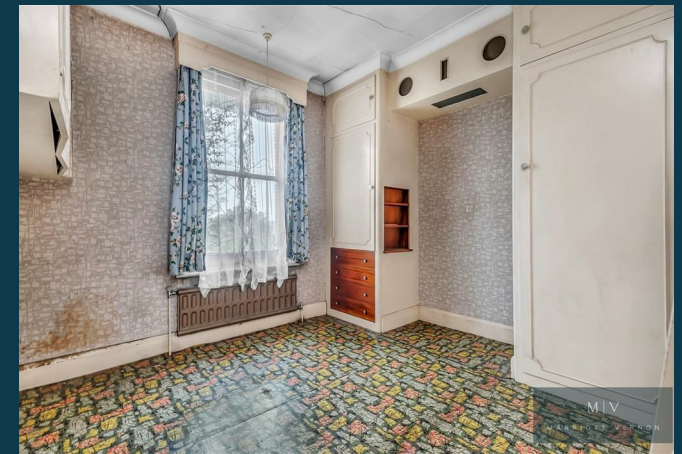
Marriott Vernon present to the market this substantial five bedroom detached property with private garage and gardens to front and side, superbly situated on a generous elevated 0.1 acre plot within approximately half a mile of Waddon station, Tramlink and amenities. The property would now benefit from a full programme of modernisation, but offers bright and spacious accommodation with a wealth of character appeal and enormous potential for upgrade and renovation. Features include two spacious reception rooms, separate kitchen/breakfast room, upstairs bathroom/WC, and ground floor WC.

Accommodation comprises entrance hall leading into the front aspect living room and a further exceptionally generous second reception room to the rear. A separate kitchen/breakfast room provides a range of older style units, and there is a useful WC to the rear along with access to the garden. To the first floor, there are five bedrooms - two large double bedrooms, two small double/large single bedrooms and a traditional single bedroom - plus a family bathroom and separate WC. The property also benefits from a "finished" loft space which covers the entire footprint area of the house and accessed via a (built-in) ladder, providing a significant storage capacity as well as a two room cellar and garage.

The property is conveniently located within a short distance of Waddon station as well as Tramlink services and regular bus routes providing useful links into Central Croydon. Croydon itself is within easy access offering a huge array of shops, bars, restaurants and amenities, as well as mainline stations at East and West Croydon and further Tramlink connections to Beckenham and Wimbledon. Purley Way is also close-by for branded shopping, supermarkets, cinema complex and further leisure facilities. The area is also well served by excellent schools and lovely open spaces.

Viewings are highly recommended.

Offers in excess of £575,000



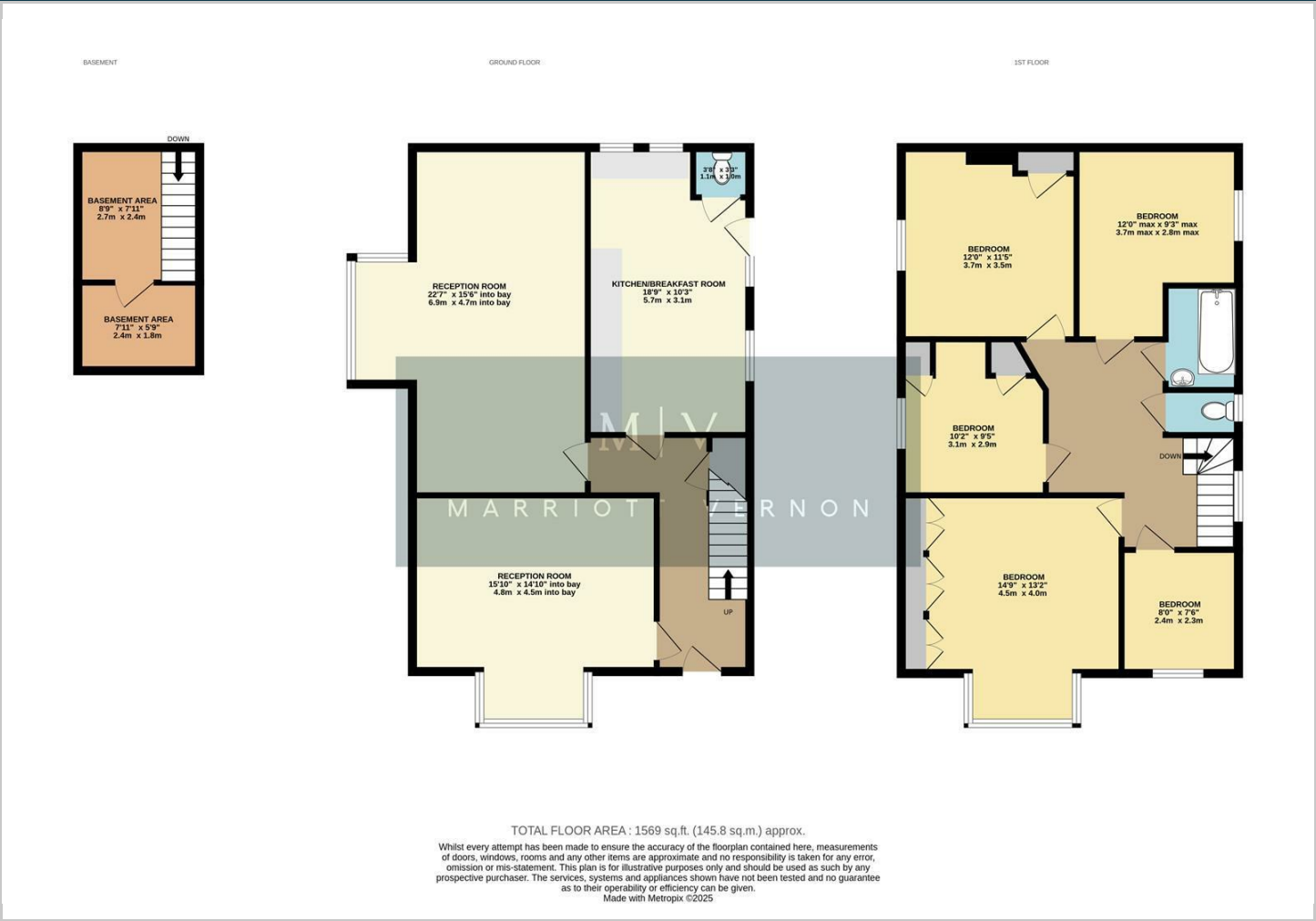




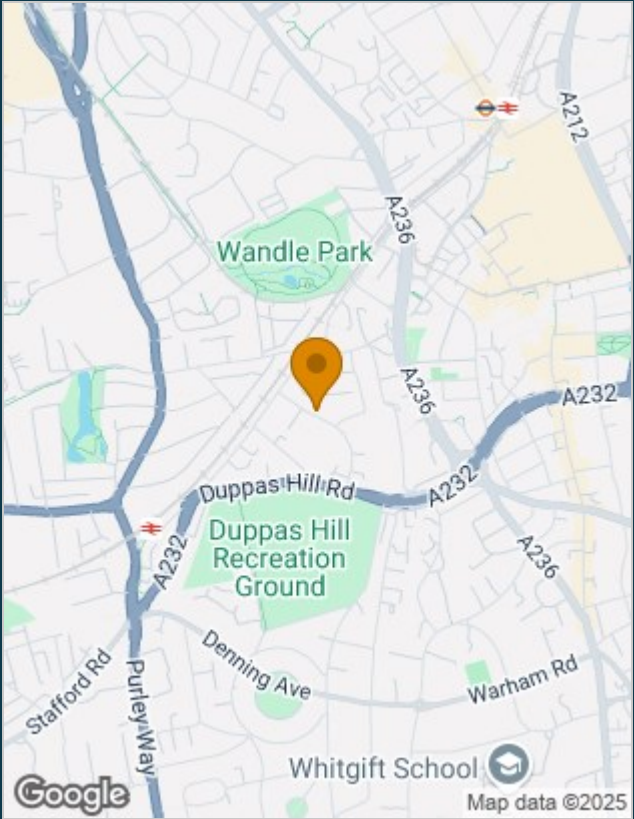
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Floor Plans



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 | | |
| (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.