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MARRIOTT VERNON

ESTATE AGENTS



100 Sutherland Road, Croydon, CR0 3QJ

Offers in excess of £375,000



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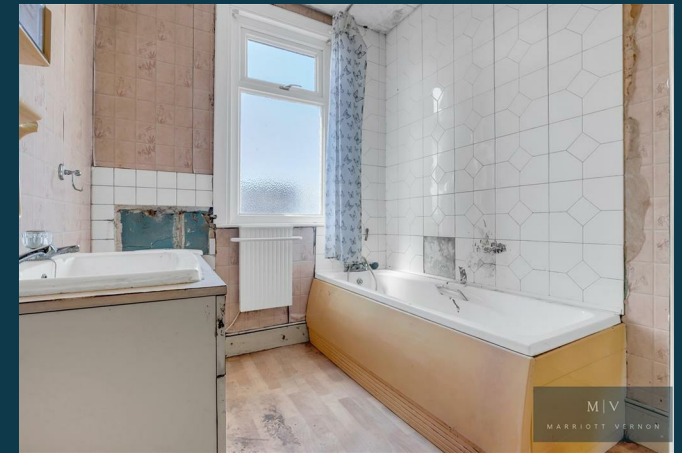
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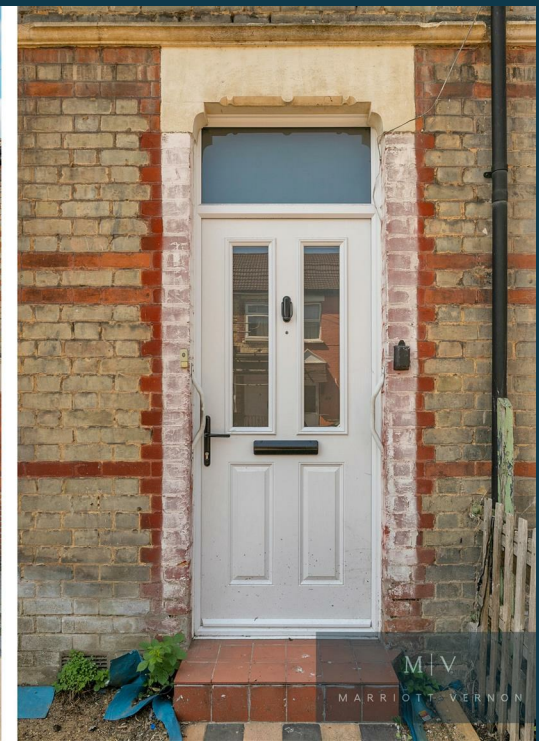
Marriott Vernon present to the market this well proportioned three bedroom mid terrace house with level garden to rear and no onward chain. Conveniently situated within a short walk of West Croydon station, Croydon University Hospital and town centre amenities, the property offers bright, well proportioned accommodation with excellent scope to modernise and refurbish. Ideal for homeowner or investor buyer, with features including two separate reception rooms, older style kitchen and upstairs bathroom and no onward chain.

Accommodation comprises entrance hall with stairs rising to the first floor, leading into the front aspect reception room with attractive bay window and space for relaxing and entertaining. A further reception room enjoys quiet rear aspect over the garden. The separate kitchen comprises an older style range of wall and base units with work surfaces incorporating inset sink unit, and further space for appliances. To the first floor, there are three bedrooms - two doubles and a further single/study - plus a family bathroom.

The property is conveniently located close to a variety of local shops and amenities, as well as the site of Croydon University Hospital (approx. 0.6 miles). West and East Croydon stations are also close-by (West Croydon just 0.8 miles) offering excellent fast and frequent services into Central London, with numerous regular bus routes connecting the surrounding area. Croydon town centre itself offers an array of shops, bars, cafes and restaurants, as well as excellent leisure facilities including a cinema complex. The area is well served by excellent local schools.

Viewings are highly recommended.



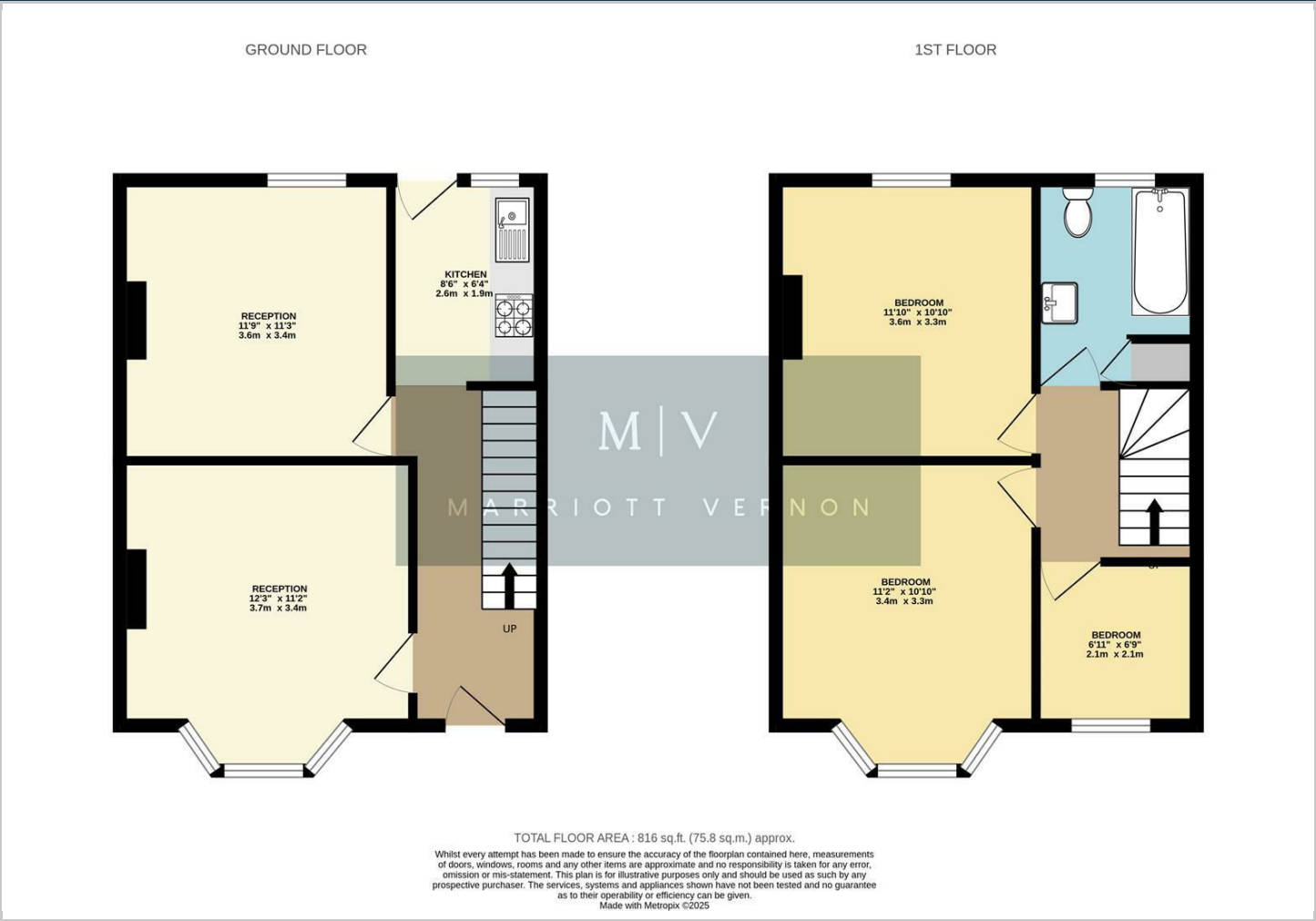




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Floor Plans



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC