

M|V

MARRIOTT VERNON
ESTATE AGENTS



13 Sheldon Street, Croydon, CR0 1SS

Guide price £300,000

M|V

MARRIOTT VERNON





13 Sheldon Street

Croydon, CR0 1SS

Well Presented Two Bedroom End of Terrace House

Modern Interiors and Neutral Finish

Well Equipped Kitchen

Delightful Courtyard Garden

Close to Tramlink and Rail Connections

Heart of Croydon Location

Double Length Through Reception

Upstairs Bathroom with Bath and Separate Shower

No Chain

Moments from Town Centre Amenities

Guide Price £300,000-£325,000

Marriott Vernon present to the market this charming two bedroom Victorian end of terrace house with delightful low maintenance courtyard garden, superbly situated in the heart of Old Town, Croydon, within just a short walk of excellent transport links and amenities. Offered to the market with no onward chain, the property provides bright and spacious accommodation - ideal for homeowner or investor alike in this fantastic central location. Features include a double length reception room, well equipped kitchen, first floor bathroom with bath and separate shower, gas central heating, double glazing, and access to versatile loft space.

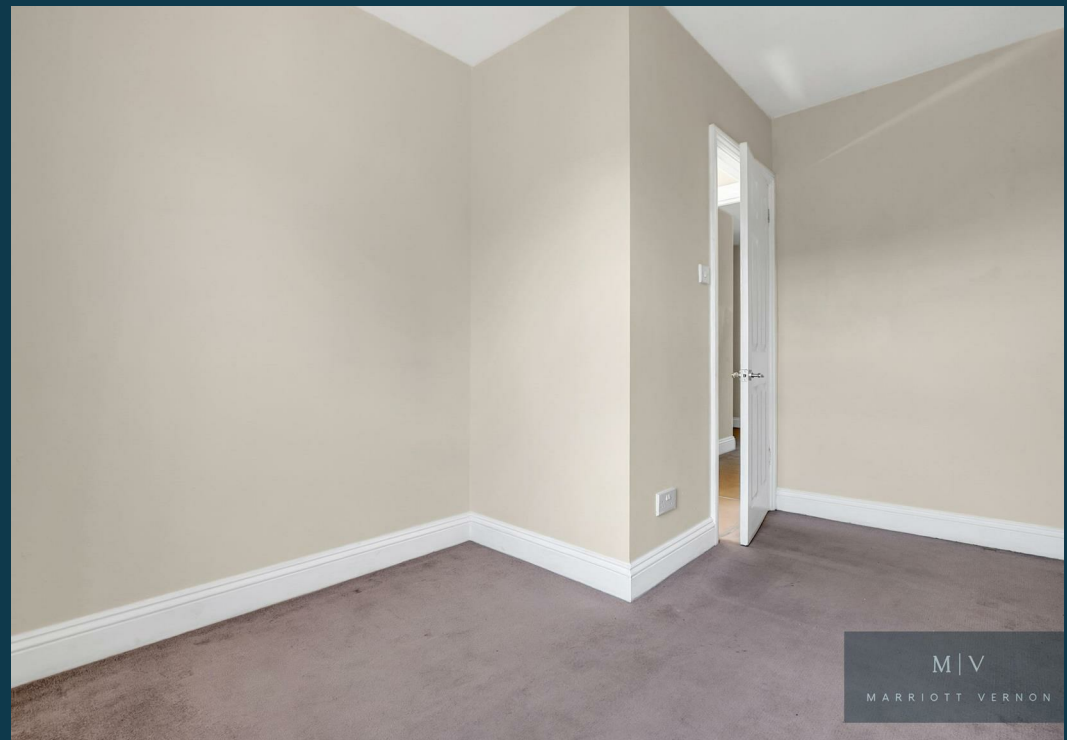
Accommodation comprises entrance leading into the double length 23'4 reception room with dual aspect windows and ample space for relaxing, entertaining and dining. The separate kitchen comprises a range of matching white fronted wall and base units with work surfaces incorporating inset sink unit, gas hob with overhead extractor, electric oven, and further space for appliances. To the first floor, there are two bedrooms (a double and good sized single), plus a tiled family bathroom with modern white three piece bath suite and separate walk-in shower unit.

The property is very conveniently located moments from Tramlink at Church Street, with East and West Croydon stations and Croydon town centre all 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.

Viewings are highly recommended.

Guide price £300,000



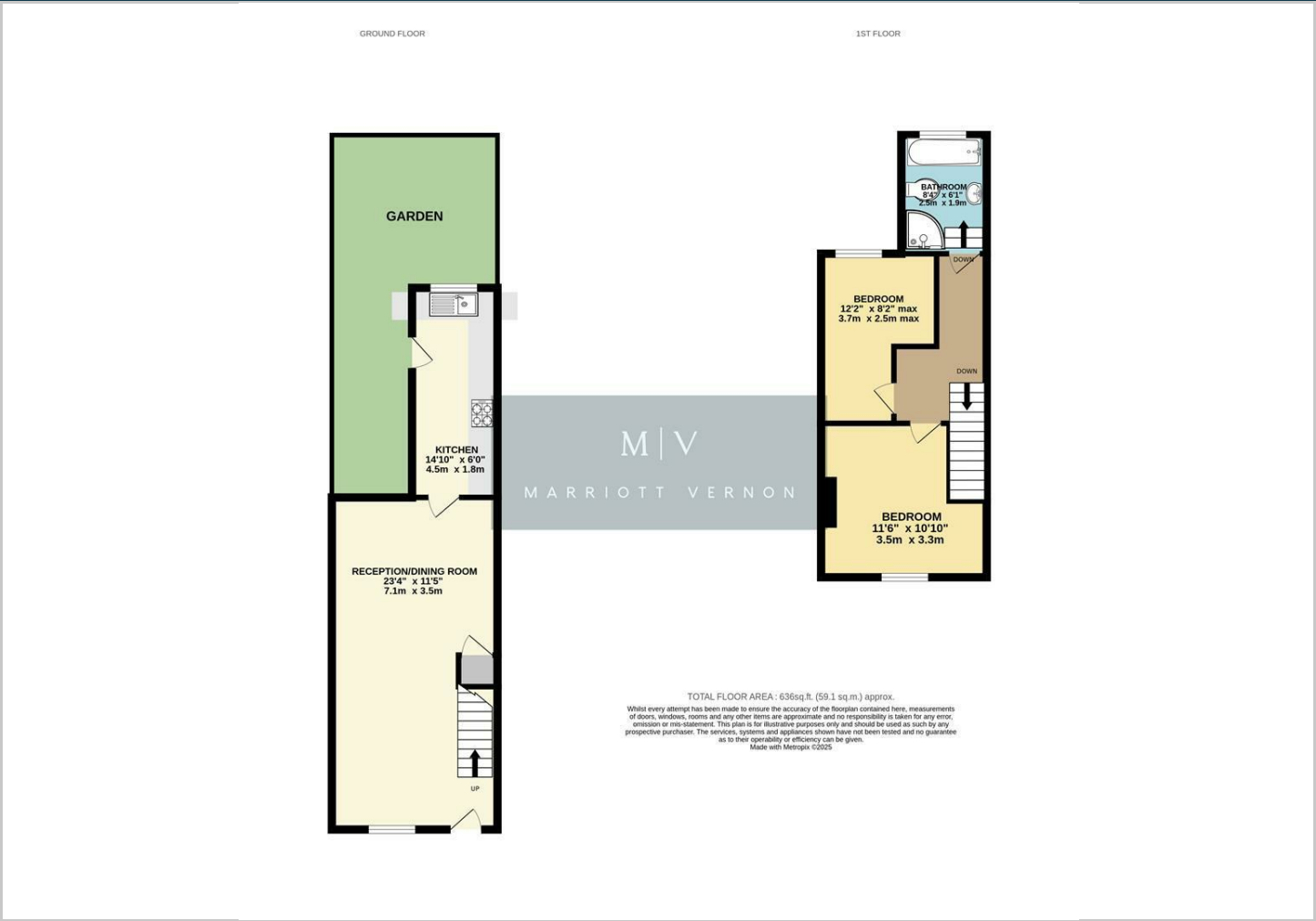




M|V

MARRIOTT VERNON

Floor Plans



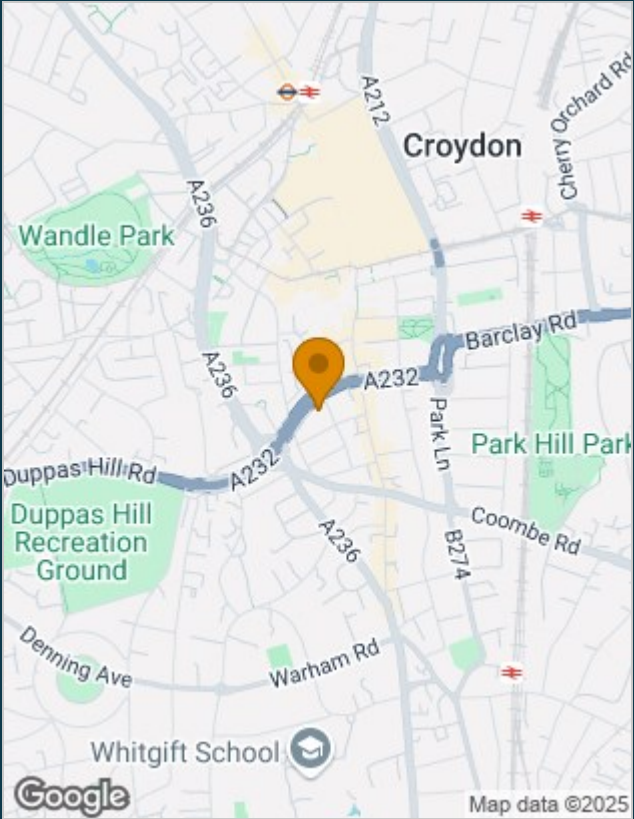
Viewing

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		85
(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