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MARRIOTT VERNON

ESTATE AGENTS

109 Violet Lane, Croydon, CR0 4HL

Asking price £500,000



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Marriott Vernon present this well presented three bedroom semi detached family home with over 100' rear garden, generous off street parking and garage, superbly situated in a popular residential location close to transport links, schools and amenities. Offered to the market with no onward chain, the property offers well planned accommodation over two floors, with modern interiors and neutral finish throughout - ideal for modern family life. Features include two reception rooms plus a sunny conservatory overlooking the garden, well equipped kitchen, upstairs bathroom and separate WC, double glazing and inbuilt storage.

Accommodation comprises porch and entrance hall with stairs rising to the first floor, leading into a bright front aspect reception room with bay window and feature fireplace. A further reception room opens through to the conservatory providing fantastic additional living space and views over the garden. The separate kitchen 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 further space for appliances. To the first floor, there are three well proportioned bedrooms - two doubles with inbuilt storage, and a further single - plus a family bathroom and separate WC.

The property is conveniently located within a short distance of Waddon and South Croydon stations as well as regular bus routes providing useful links into Central Croydon. Croydon itself offers a huge array of shops, bars, restaurants and amenities, as well as mainline stations at East and West Croydon and 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 good schools and open spaces.

Viewings are highly recommended.

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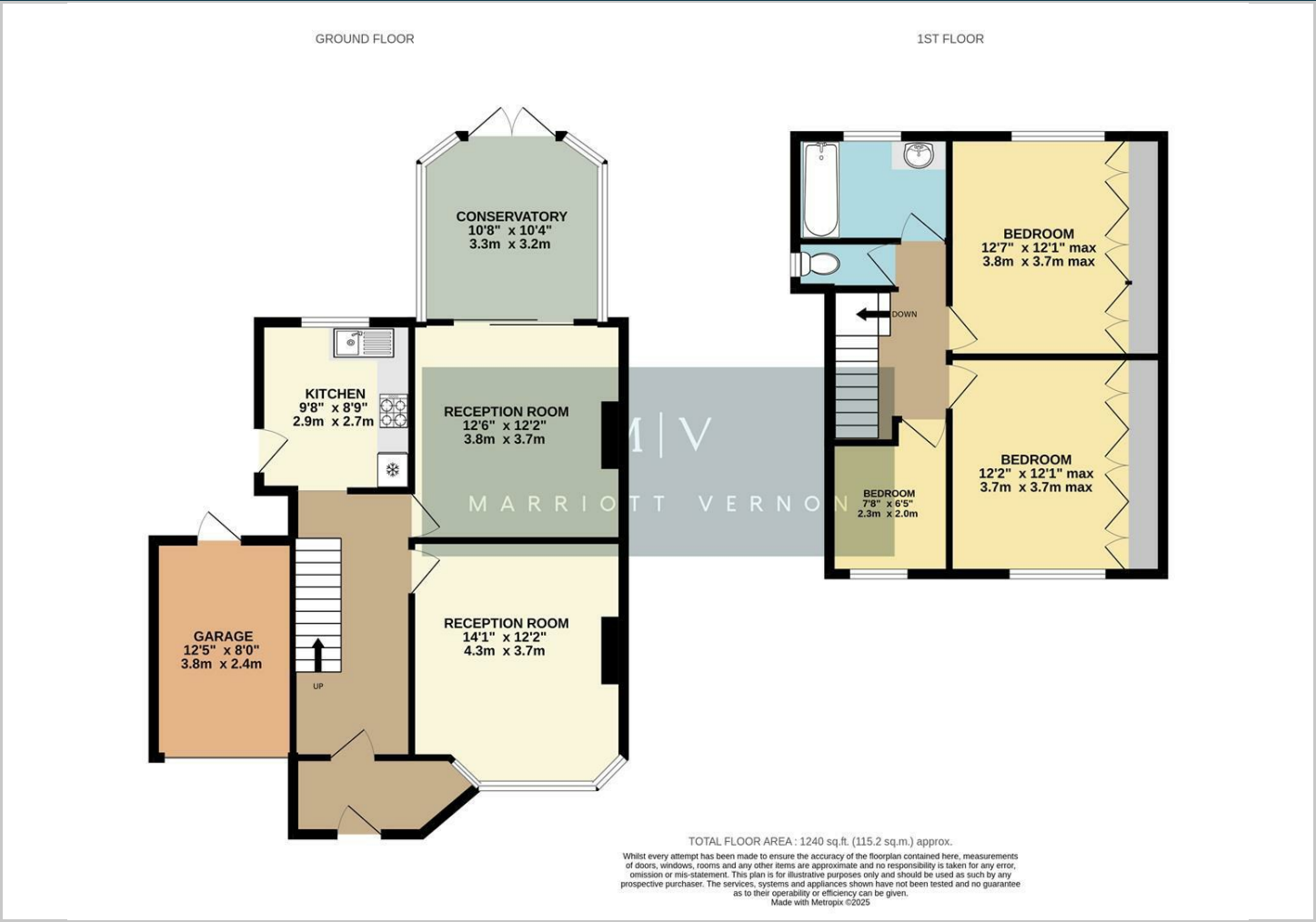




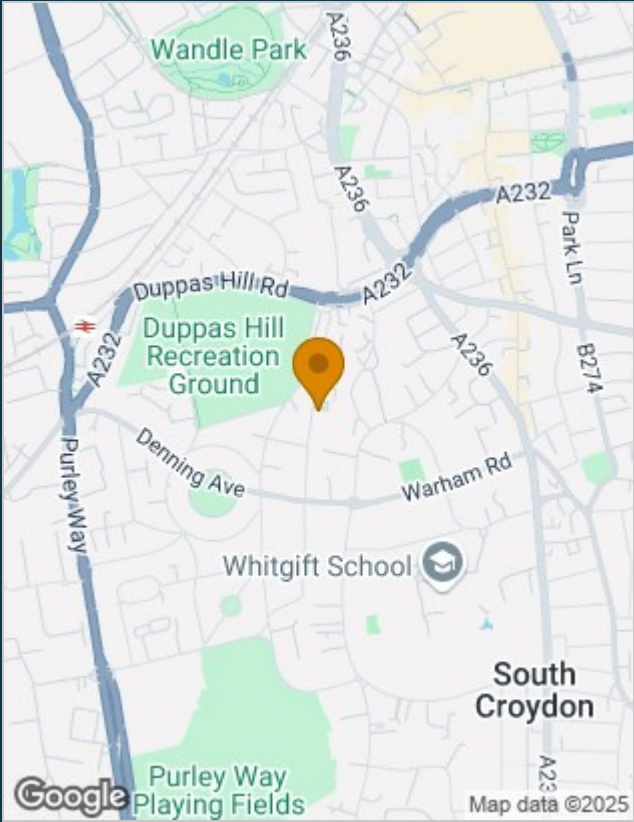
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Floor Plans



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 