

M | V

MARRIOTT VERNON  
ESTATE AGENTS



76A Croydon Road, Croydon, CR0 4PD

Guide price £600,000 - £650,000



3



1



2



M | V

MARRIOTT VERNON



M|V  
MARRIOTT VERNON



# 76A Croydon Road

## Croydon, CR0 4PD

Brand New Three Bedroom Detached Family Home

Stylish Interiors and Quality Finish Throughout

Stylish Bathroom and Guest WC

Parking with Side Access

Close to Waddon Station, Tramlink and Bus Routes

Convenient Residential Location

Spacious Open Plan Reception/Kitchen with Bi-Folds onto Garden

Garden to Front and Courtyard to Rear

Chain Free

Easy Access Shops, Schools and Amenities

\*\*\*Guide Price £600,000-£650,000\*\*\*

Marriott Vernon welcome to the market this brand new build three bedroom detached property with private garden to front, courtyard to rear and side access to parking to the side of the house via Aldwick Road. Superbly located within easy reach of Waddon station, schools and amenities, the property offers well planned accommodation with stylish interiors and modern finish throughout. Features include a generous open plan reception/kitchen opening onto the garden, modern family bathroom, downstairs shower room, gas central heating, double glazing, quality floor coverings and access to useful loft space.

Accommodation comprises entrance hallway with stairs rising to the first floor, access to downstairs shower room and storage cupboard housing boiler, leading into the spacious open plan reception/kitchen with bi-folding doors to the rear onto the garden. The kitchen area comprises a modern range of matching high gloss wall and base units with quartz work surfaces incorporating inset sink unit, 'Bosch' induction hob with overhead extractor and electric oven, integrated fridge freezer, and space for further appliances. To the first floor, there are three generous bedrooms, plus a tiled family bathroom with modern white three piece bath suite.

The property is conveniently located close to Waddon station as well as regular bus routes providing useful links into Central Croydon. Croydon itself is within easy access offering an array of shops, bars, restaurants and amenities, as well as mainline stations at East and West Croydon and Tramlink connections. 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 including nearby Waddon Ponds and Beddington Park.

Guide price £600,000 - £650,000







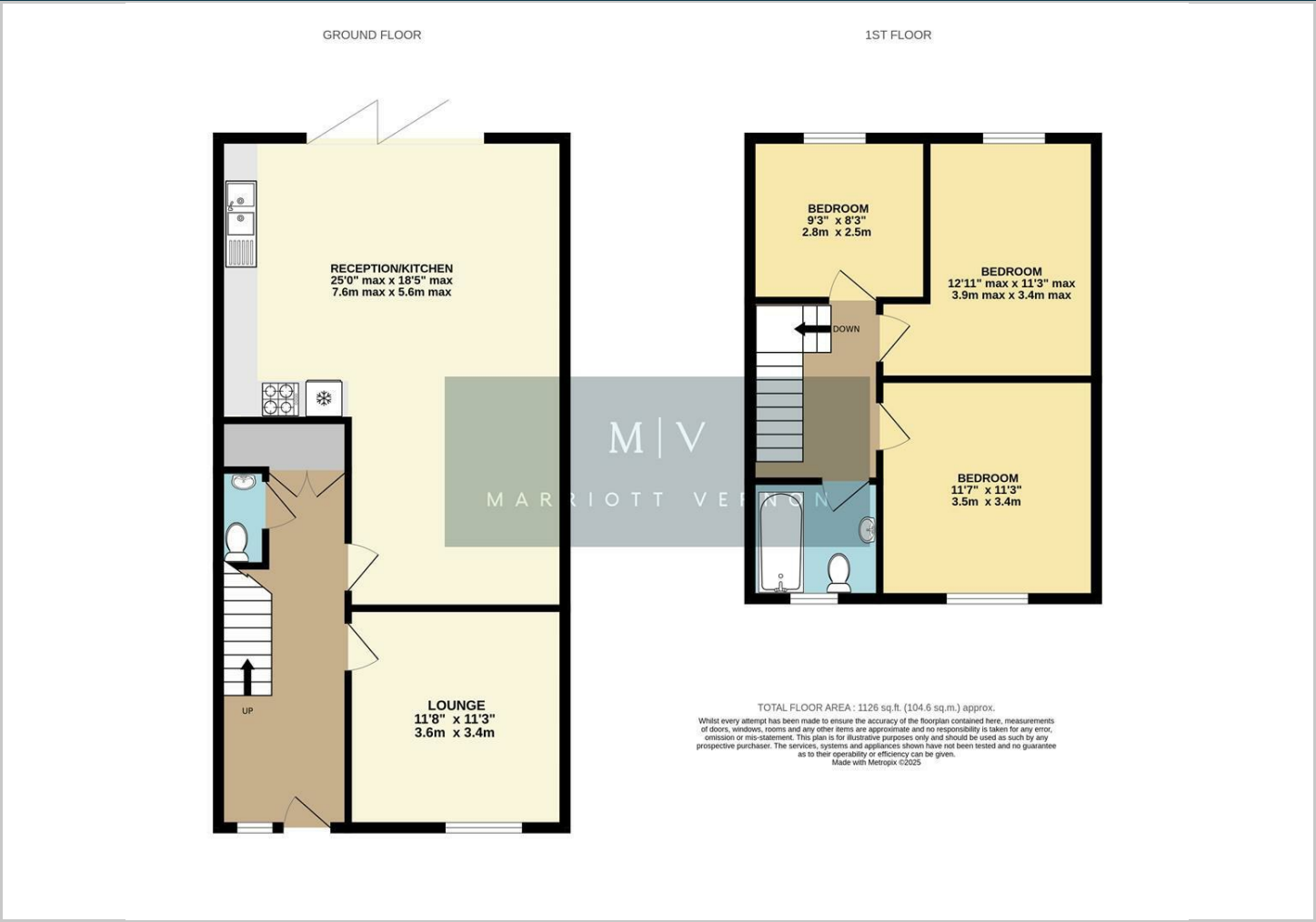


M|V

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](mailto:enquiries@marriottvernon.com) [www.marriottvernon.com](http://www.marriottvernon.com)

Location Map



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