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MARRIOTT VERNON

ESTATE AGENTS

5 Keens Road, Croydon, CR0 1AH

Guide price £400,000-£425,000



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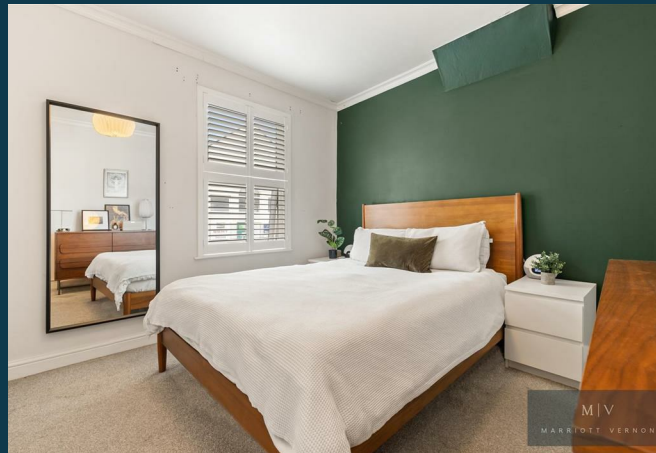
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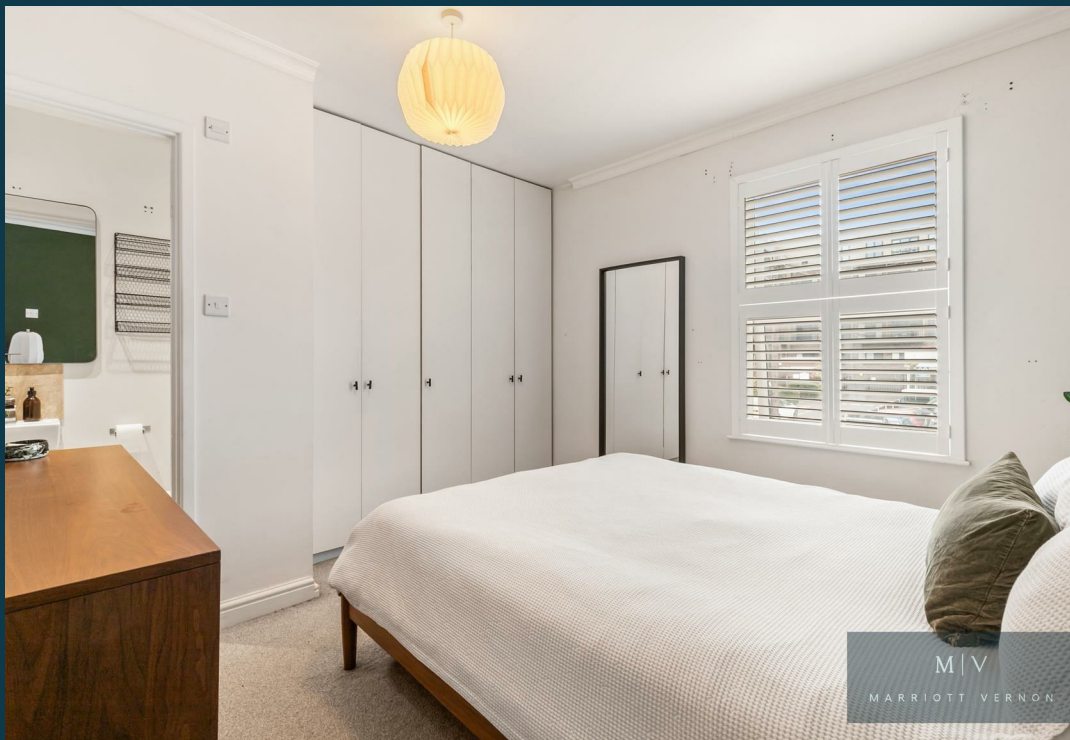
Marriott Vernon present to the market this charming two bedroom, two bathroom, mid terrace property in the heart of Old Town, within just a short distance of transport links and amenities. The property offers bright, well planned accommodation with neutral interiors throughout, recently renovated in 2023 to include the kitchen and family bathroom. Features include an inviting front aspect reception room with decorative fireplace (installed 2021), well equipped eat-in kitchen and separate utility area, stylish first floor bathroom, quality floor coverings, gas central heating (with new 'Worcester' boiler) and double glazing. The loft space is also insulated and boarded and the property is offered to the market with no onward chain.

Accommodation comprises entrance hall leading into the reception room with feature fireplace and space for relaxing and entertaining. The separate kitchen/dining room has a modern fitted kitchen and leads through to a separate utility and out to the private rear garden. To the first floor, there are two double bedrooms - one with en-suite shower - plus a family bathroom with contemporary three piece suite.

The property is very conveniently located within easy access of East and South Croydon stations, as well as Croydon's Tramlink and local bus routes. South Croydon's 'Restaurant Quarter' is literally on the doorstep, with Croydon town centre just a short walk away, offering 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 open spaces.

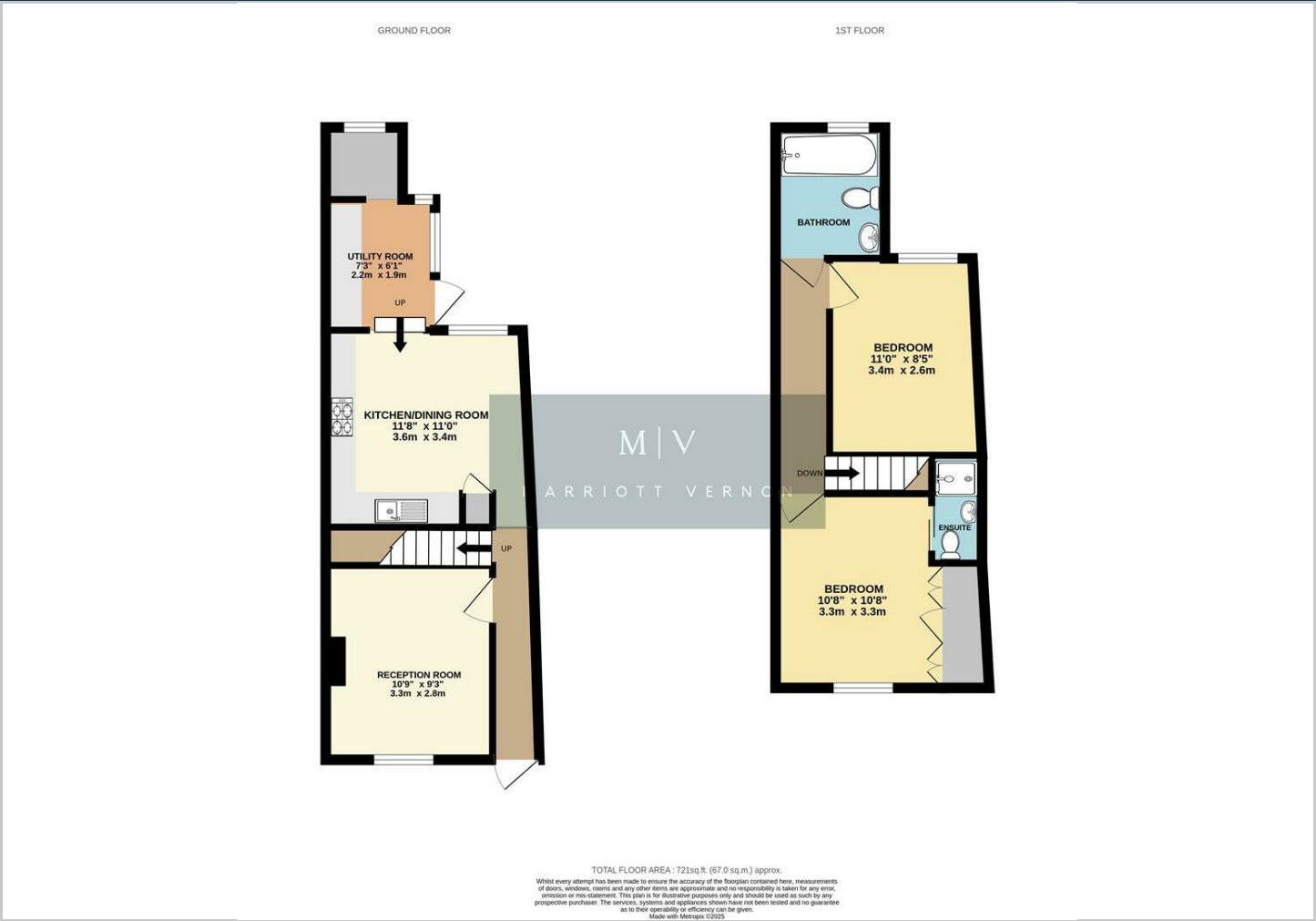
Viewings are highly recommended.



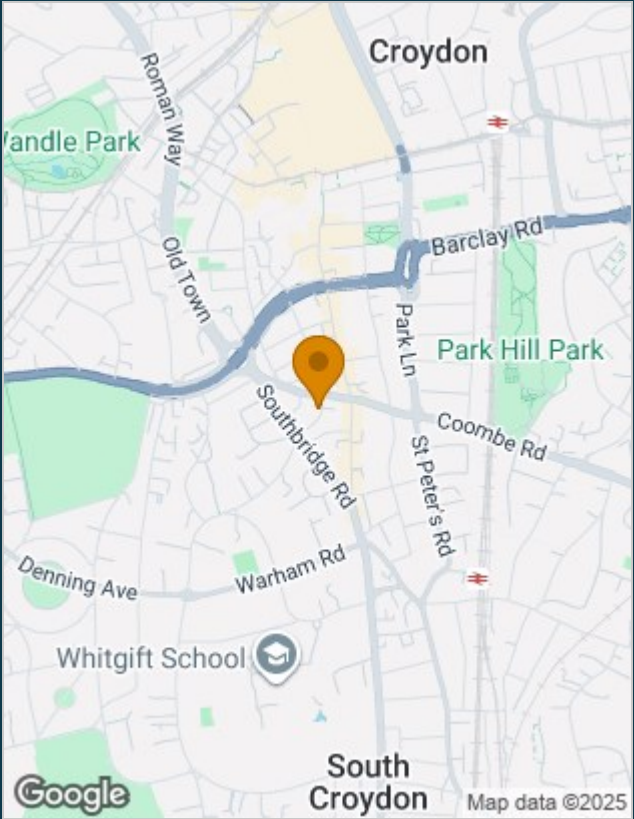




Floor Plans



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.