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MARRIOTT VERNON

ESTATE AGENTS

6 Spindlewood Gardens, Croydon, CR0 5SE

Guide price £500,000-£525,000



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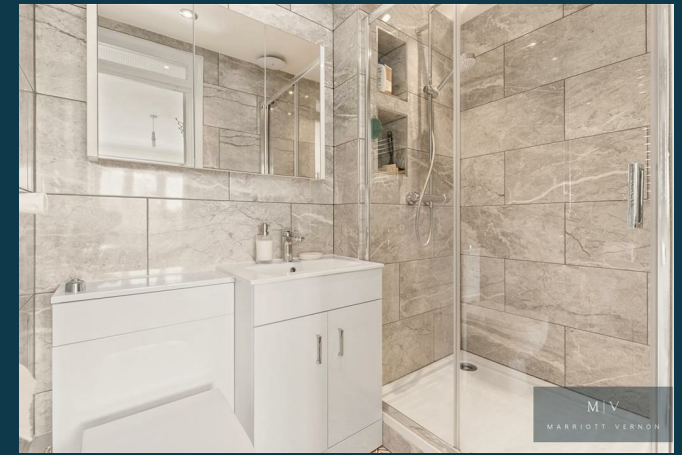
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Marriott Vernon welcome to the market this spacious and beautifully presented four bedroom modern townhouse, located in the peaceful cul-de-sac of Spindlewood Gardens within a mile of both East and South Croydon stations.

This well maintained family home offers generous living space across three floors, ideal for modern family life or professional couples seeking versatile accommodation within easy reach of Central Croydon.

The property comprises entrance hall, WC, integral garage, utility room and fourth bedroom/study to the ground floor. The first floor has been redesigned to offer a spacious dual aspect kitchen/reception room with modern fitted kitchen, integrated appliances and breakfast bar. To the second floor are three bedrooms with modern en-suite shower room to the Principal. Externally is a private front garden and rear patio/courtyard providing access to the garage which can be used for off street parking for several cars. Benefits include double glazing, gas central heating with recently installed boiler and loft storage.

Spindlewood Gardens offers a rare blend of tranquility and convenience, ideal for families or commuters looking for a quiet location with excellent transport and amenities close by.



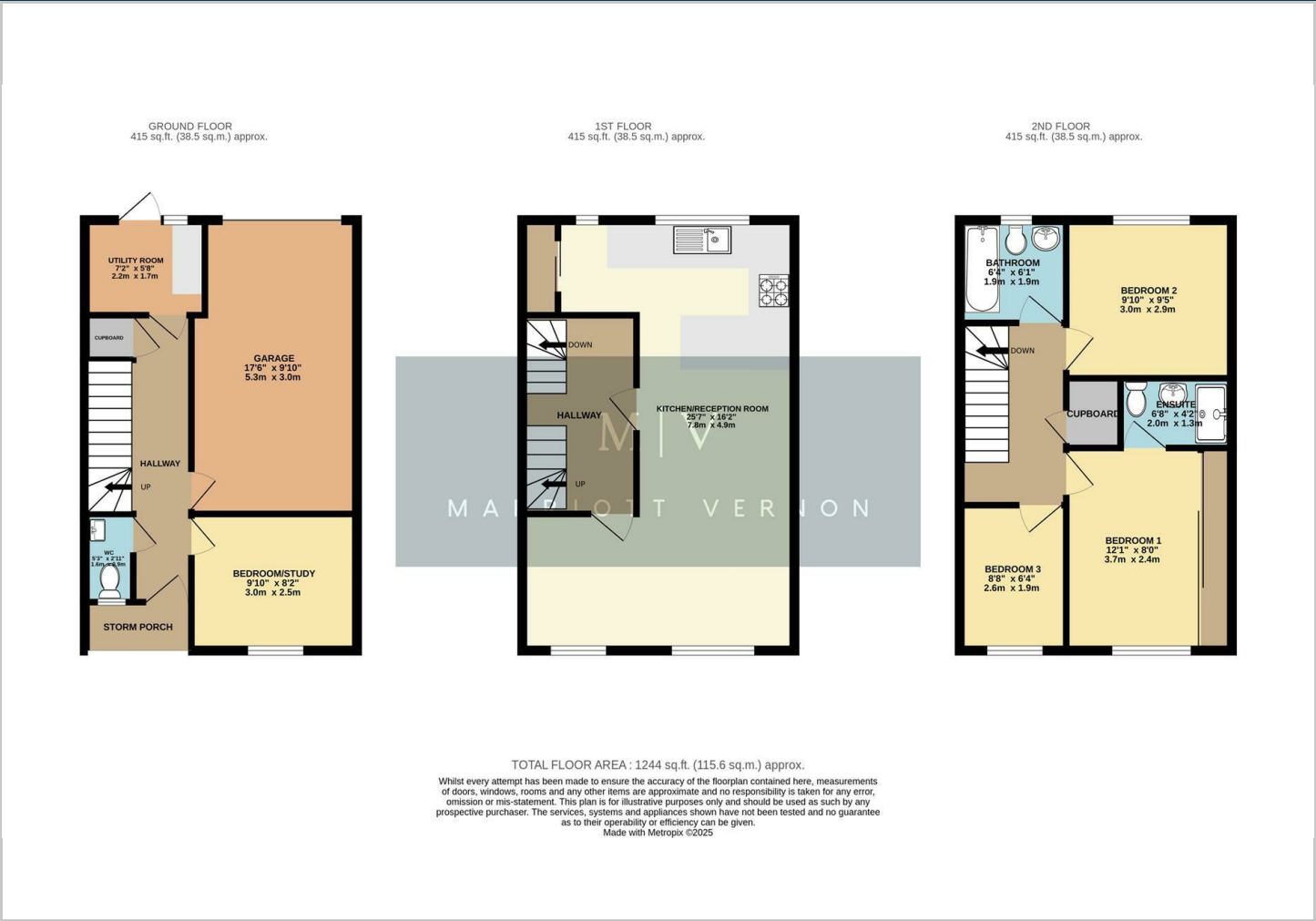




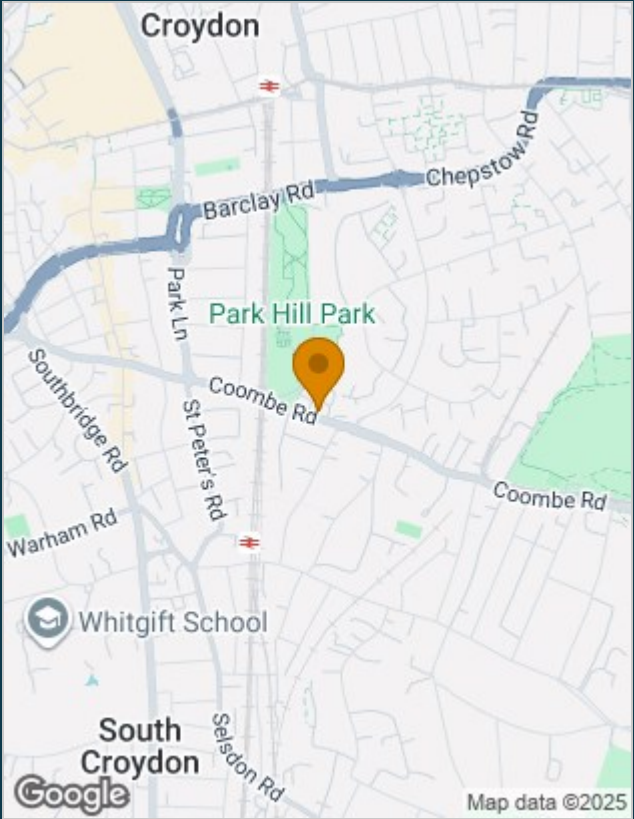
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Floor Plans



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.

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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	