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MARRIOTT VERNON
ESTATE AGENTS

14 Aberdeen Road, Croydon, CR0 1EQ

Guide price £325,000

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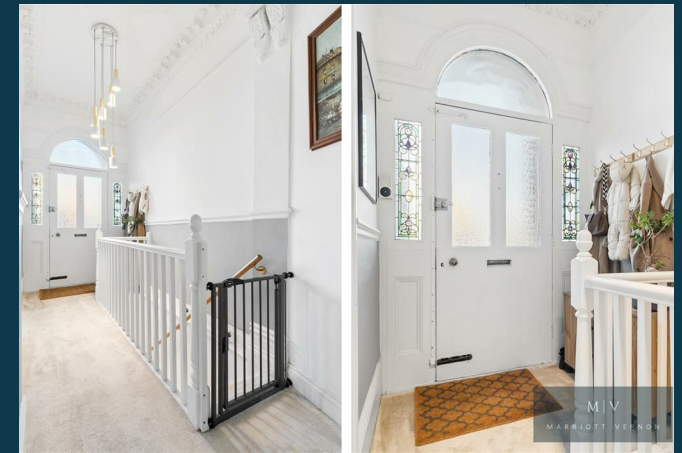
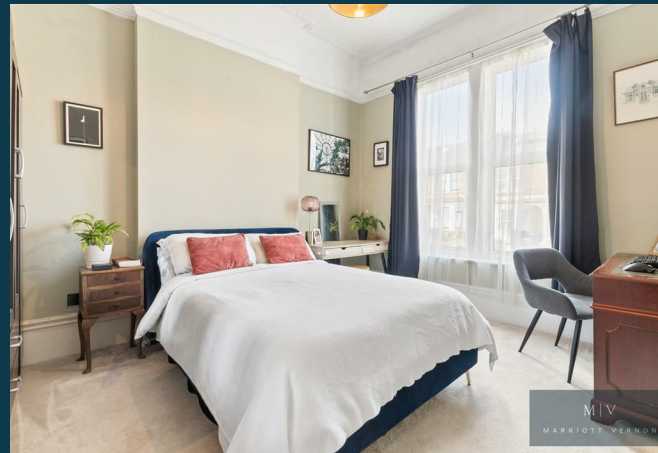
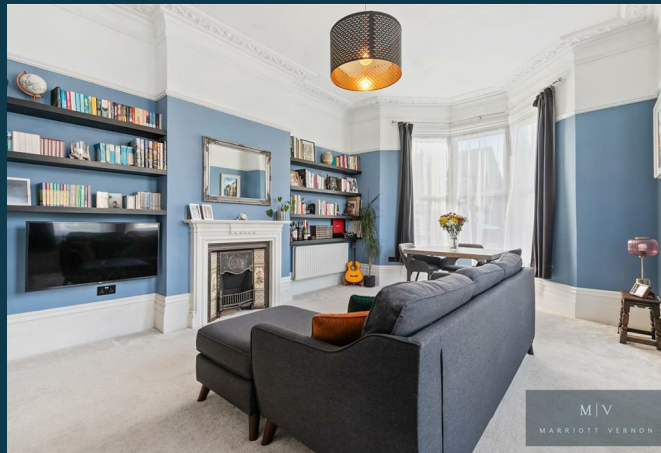
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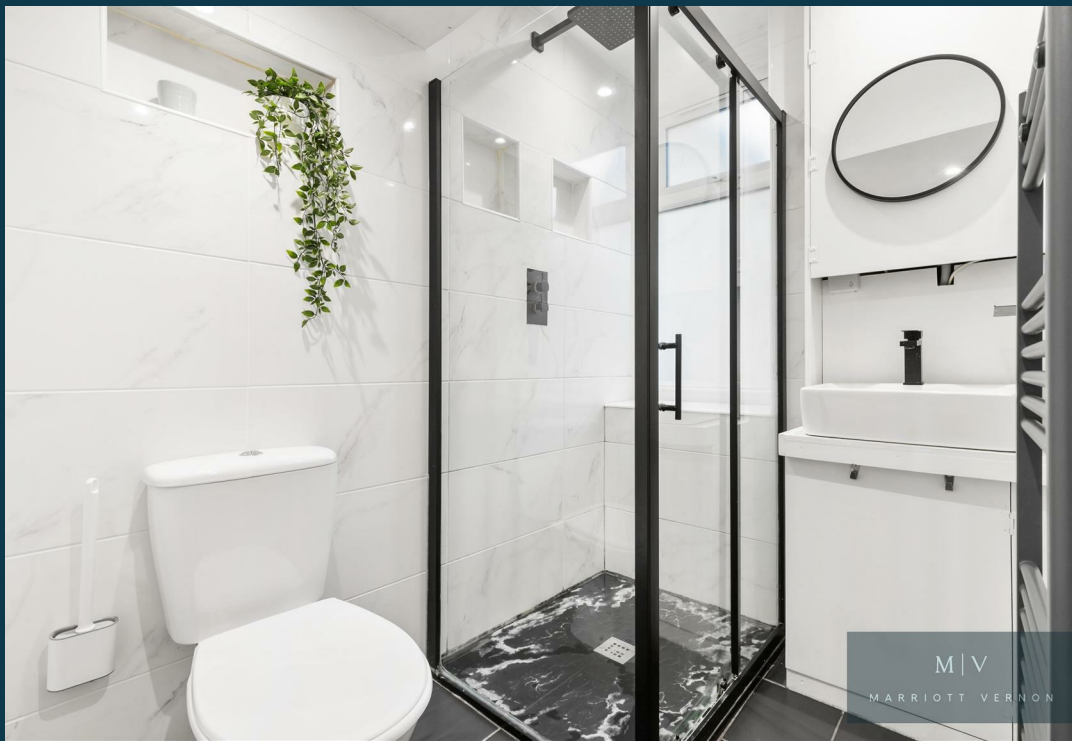
Guide Price £325,000 - £335,000 Marriott Vernon present to the market this well presented two bedroom split level period conversion flat with private area of garden, garage, off street parking space and share of freehold, long lease over 900 years remaining, ideally situated in the heart of South Croydon, moments from transport links and amenities. Set within an attractive period property on an unusual corner plot, the property offers light and spacious accommodation over ground and lower ground floors, with character appeal and modern interiors throughout. Features include an inviting dual aspect reception room, well equipped kitchen, shower room, gas central heating, double glazing, and inbuilt storage.

Approached via a private entrance, the accommodation comprises; entrance hall with feature stained glass to the door, leading into the reception room with two impressive bay windows and ample space for relaxing, dining and entertaining. The separate kitchen, comprises a range of wall and base units with work surfaces incorporating inset sink unit and further space for appliances. A modern shower room is accessed via the kitchen, and a generous double bedroom completes the upper accommodation. To the lower level hallway, there is a useful utility cupboard with space for appliances, and a versatile second bedroom/study. The garage is adjacent to the property and with the necessary planning permission could have scope to be included into the accommodation footprint of the flat.

The property is superbly located within easy access of both South and East Croydon stations, each offering superb connections into Central London, Gatwick and the South Coast. Croydon town centre is just a short walk away providing an array of shops and amenities, as well as leisure facilities including a cinema complex. The 'Restaurant Quarter' is also on the doorstep for a diverse selection of bars and restaurants.

Viewings are highly recommended.



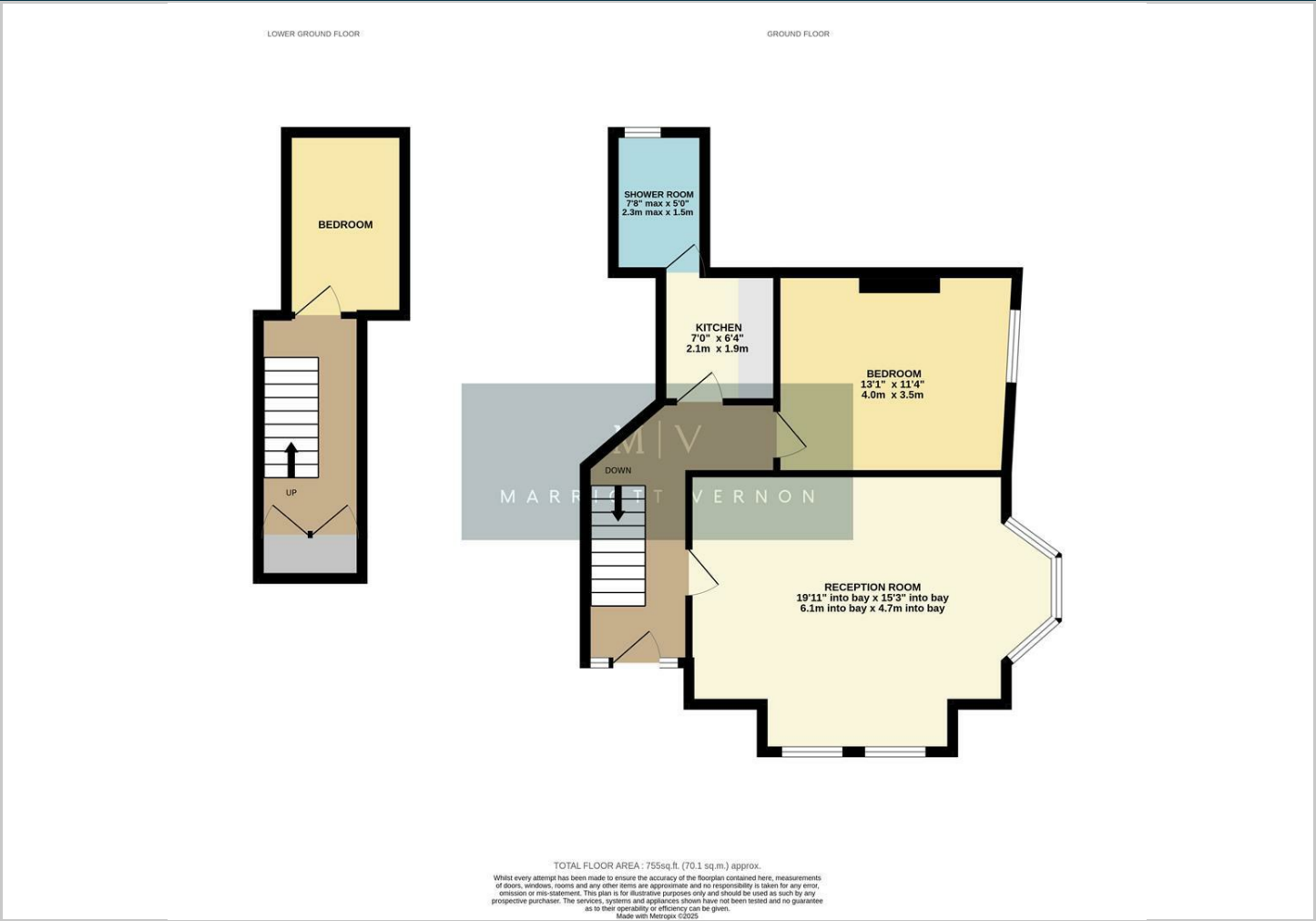




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Floor Plans



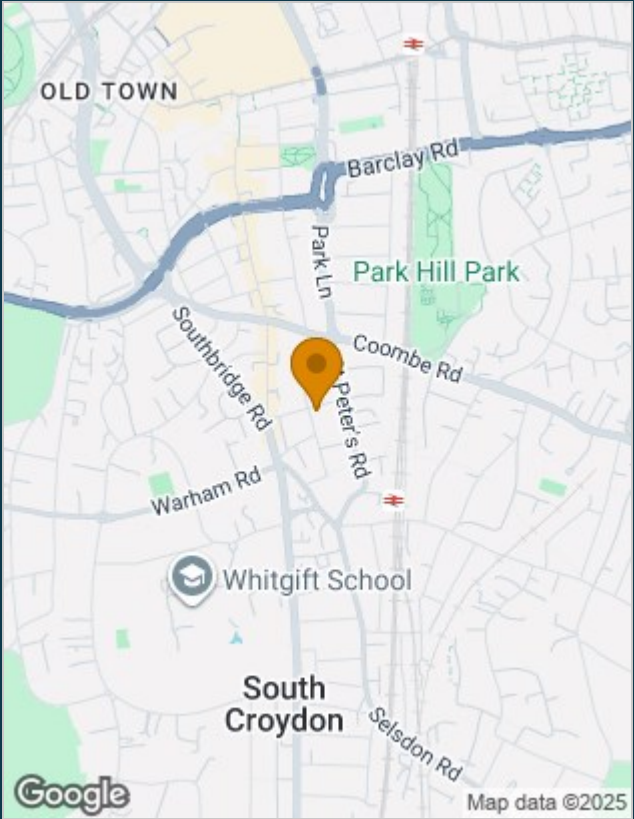
Viewing

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		
(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	62	71
EU Directive 2002/91/EC		