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MARRIOTT VERNON

ESTATE AGENTS

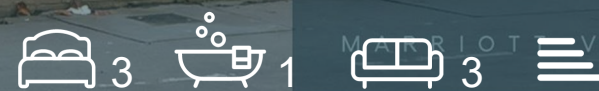
118 Davidson Road, Croydon, CR0 6DE

Asking price £400,000

M|V  
MARRIOTT VERNON  
FOR SALE  
020 857 7770

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MARRIOTT VERNON





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# 118 Davidson Road Croydon, CR0 6DE

Asking price £400,000

Marriott Vernon present to the market this well proportioned three bedroom end of terrace house with private garden and no onward chain, ideally situated close to the centre of Croydon, excellent transport links and schools. The property would now benefit from a full programme of modernisation, but offers bright and spacious accommodation with enormous scope to upgrade and modernise to suit own taste. Features include three reception rooms, rear aspect kitchen, and upstairs bathroom.

Accommodation comprises entrance hall with stairs rising to the first floor, leading into two bright and spacious front and rear aspect reception rooms with ample space for relaxing and dining. A third reception room opens through to the older style kitchen to the rear, with door onto the garden. To the first floor, there are three well proportioned bedrooms, plus a family bathroom.

The property is conveniently located close to the centre of Croydon, within easy access of railway stations at nearby East Croydon, West Croydon and Selhurst, all offering excellent fast and frequent services into Central London. Numerous regular bus routes link the surrounding area, with Tramlink from East Croydon also connecting Beckenham and Wimbledon. Croydon town centre is just a short distance away offering an array of shops, bars, cafes and restaurants, as well as leisure facilities including a cinema complex, and the area is well served by good local schools.

Viewings are highly recommended.



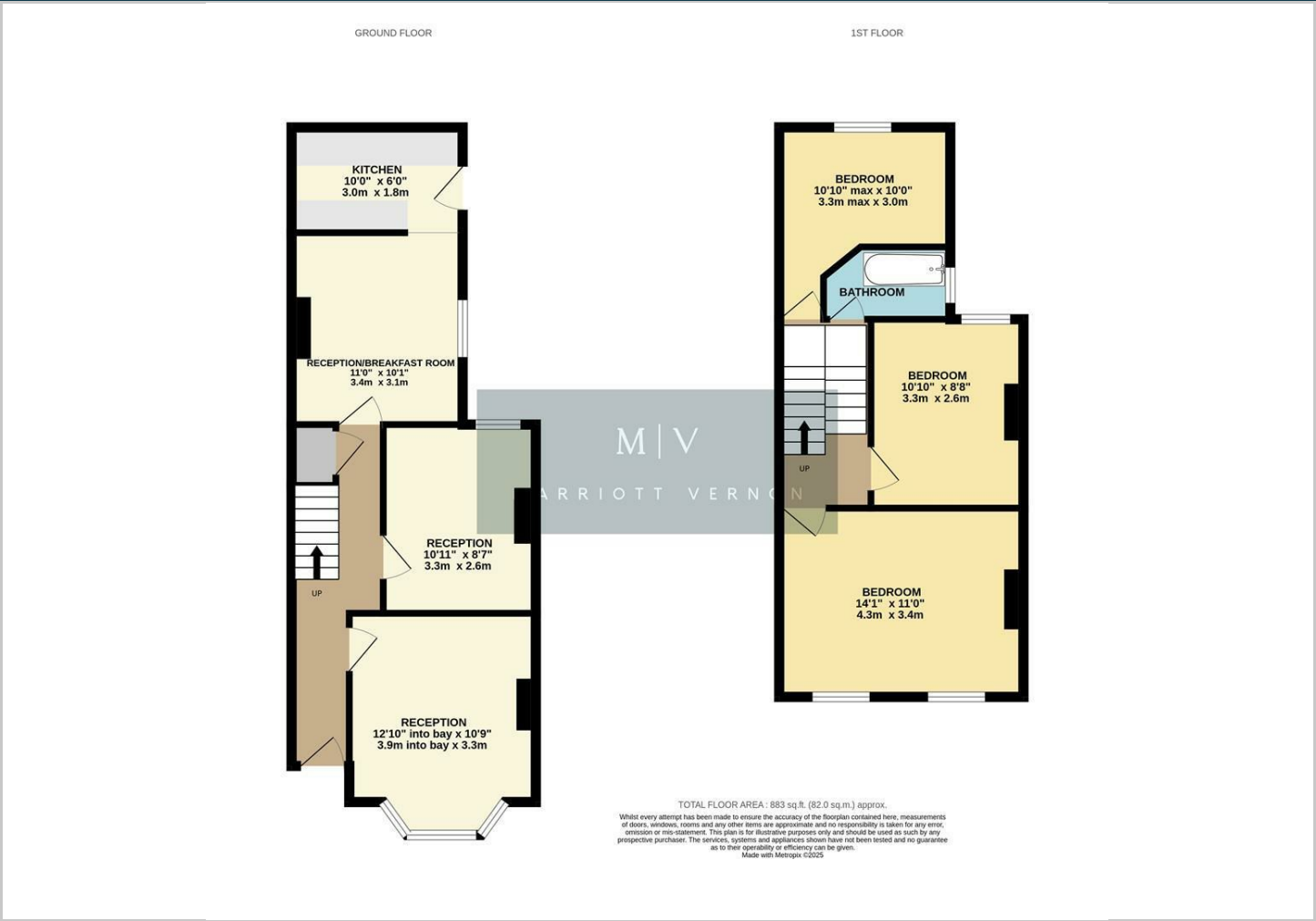




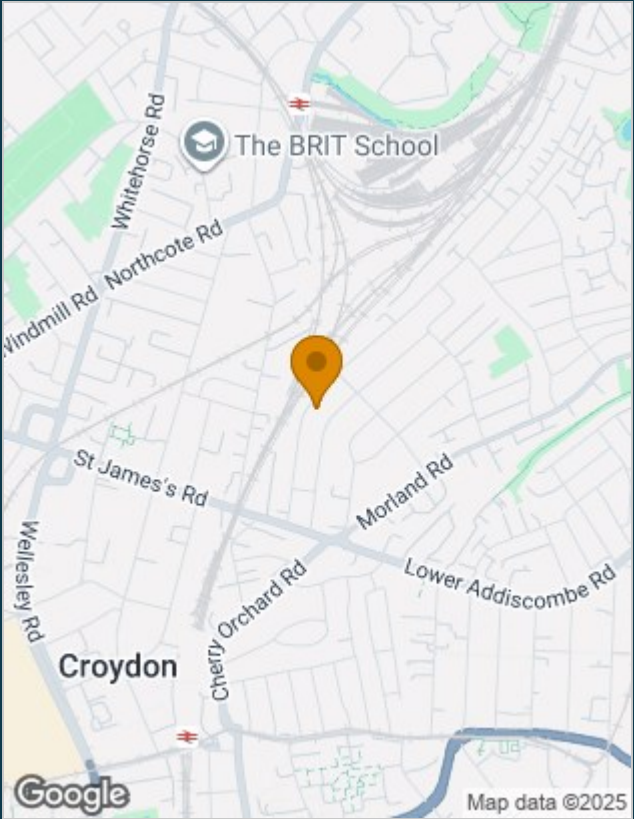
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MARRIOTT VERNON

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) <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 |

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.