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MARRIOTT VERNON  
ESTATE AGENTS



35 Warren Avenue, South Croydon, CR2 8HY  
Guide price £425,000-£450,000



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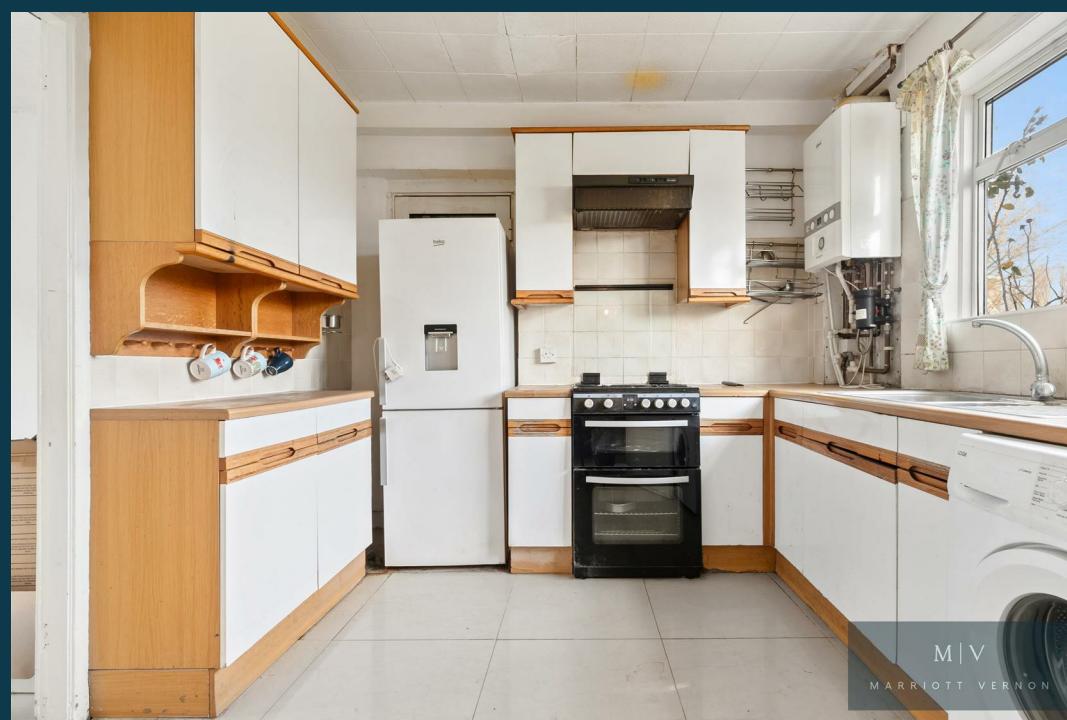
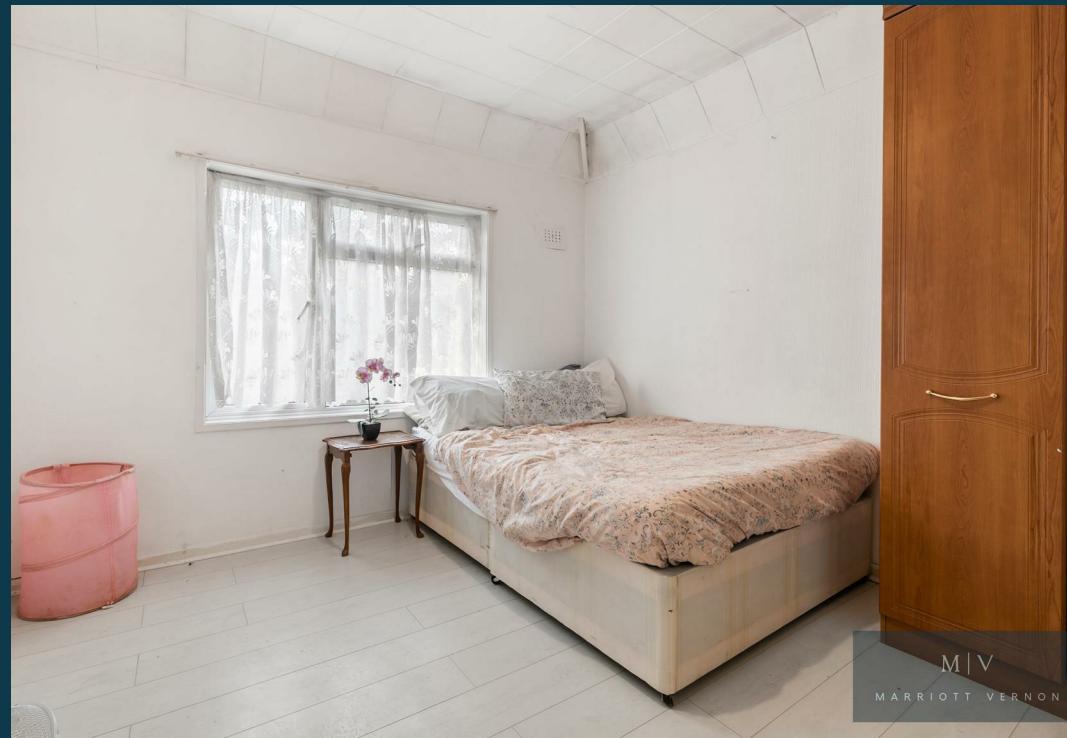
Marriott Vernon present to the market this three bedroom semi detached house with private garden, off street parking and no onward chain, conveniently situated in a popular residential location close to transport links, schools and amenities. The property would now benefit from a programme of modernisation, but offers light and spacious accommodation with excellent additional scope to update and further extend as desired, STPP. Features include two separate reception rooms, extended store area with annexe potential, first floor bathroom and ground floor WC, gas central heating and double glazing.

Accommodation comprises entrance porch and hallway with stairs rising to the first floor, leading into the reception room with space for relaxing and entertaining. The separate kitchen, opening through to an adjacent dining room, comprises a range of wall and base units with work surfaces incorporating inset sink unit and further space for appliances. A large store area with WC provides versatile additional space, ideal as a studio/annexe room with appropriate planning. To the first floor, there are three well proportioned bedrooms - two doubles and a further single - plus a family bathroom.

The property is enviably located just a short walk from the centre of Selsdon, close to numerous local bus routes providing access into Croydon town centre, as well as South and East Croydon mainline stations with links into Central London. Selsdon itself offers a variety of shops, cafes, restaurants and local amenities including Aldi and Sainsbury's supermarkets and a library, and the area is well served by excellent local schools including Croydon High School for Girls and Selsdon Primary, all within easy reach.

Viewings are highly recommended.



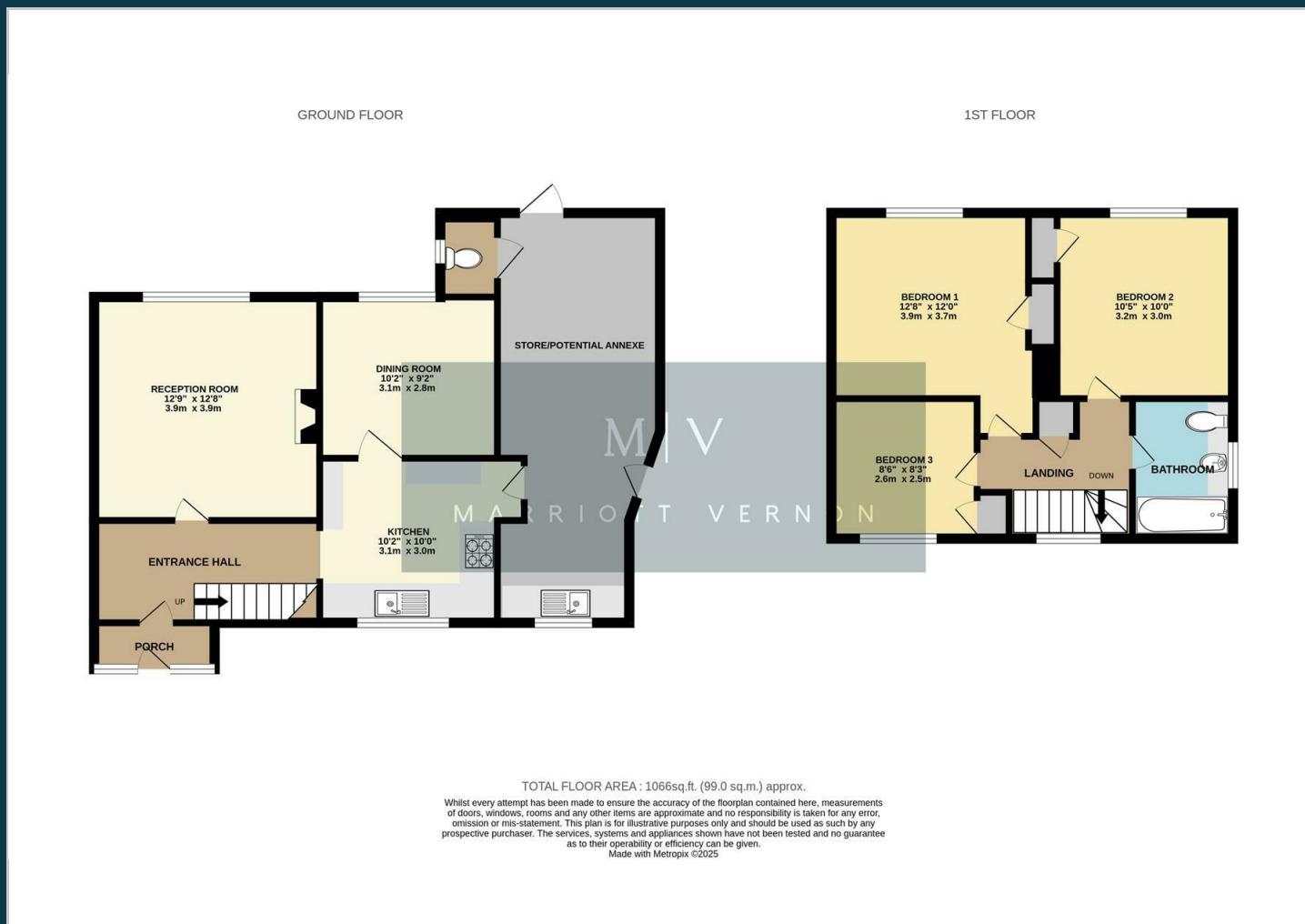




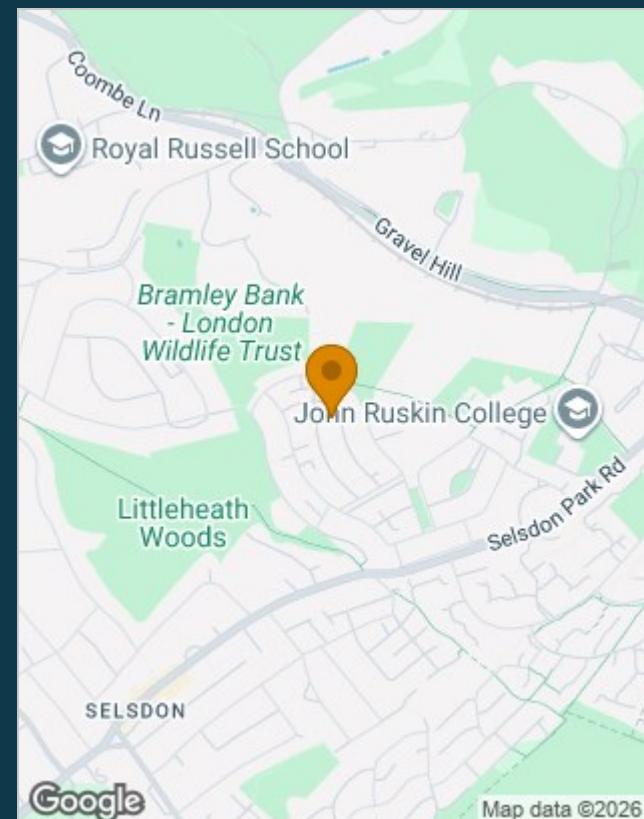
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## Floor Plans



## Location Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	79
(81-91)	B	58
(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

## 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.