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MARRIOTT VERNON
ESTATE AGENTS

Croham Road, South Croydon, CR2 7HD
Offers in excess of £375,000



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Flat 2, 45 Croham Road South Croydon, CR2 7HD

Offers in excess of £375,000

Marriott Vernon present to the market this fantastic two double bedroom split level Victorian conversion flat, ideally situated close to South Croydon station and just a short walk from Tramlink connections. Boasting direct access to an attractive private garden, the property provides well proportioned accommodation with character appeal and modern interiors throughout - the perfect base for a modern lifestyle. Features include a spacious open plan reception/kitchen, modern bathroom and principal en-suite, gas central heating, double glazing and long lease.

Accommodation comprises entrance hall to the ground floor with inbuilt storage and stairs to the lower level, leading into the open plan reception/kitchen with double doors onto the external rear balcony area. The kitchen area comprises a range of matching wall and base units with work surfaces incorporating inset sink unit, gas hob, electric oven, and further space for appliances. A 17' second bedroom and family bathroom complete the upper level. To the lower floor, there is a principal bedroom with access to both the en-suite shower room and the garden.

With South Croydon station, Tramlink from Lloyd Park and numerous regular bus routes just a short walk away, the property enjoys excellent fast and frequent connections to East Croydon station and Central London. Croydon town centre provides a variety of shops and amenities, and the area is well served by schools including Coombe Wood, Royal Russell, Whitgift and Croydon High.

Viewings are highly recommended.



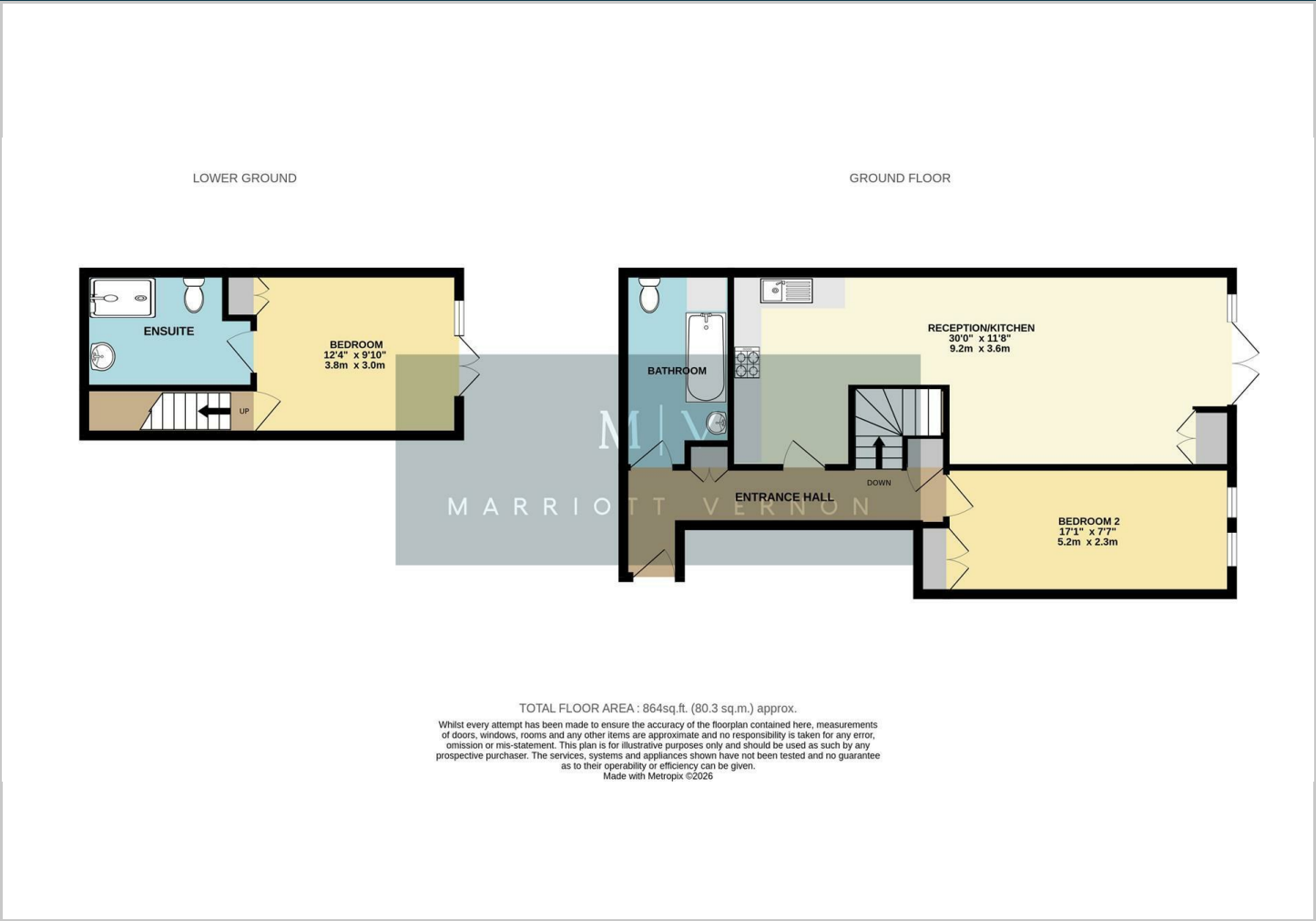




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Floor Plans



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	79	79
(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	