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MARRIOTT VERNON
ESTATE AGENTS



Lynden Hyrst Addiscombe Road, Croydon, CR0 5PD

Offers in excess of £275,000





Lynden Hyrst Addiscombe Road

Croydon, CR0 5PD

Well Presented Two Double Bedroom First Floor Flat

Modern Interiors

Separate Fitted Kitchen

Communal Gardens

Close to East Croydon Station and Moments from Tram Connections

Sought After East Croydon Development

Light and Spacious Reception Room

Modern Family Bathroom

No Chain

Easy Access Town Centre Shops and Amenities

Marriott Vernon present to the market this well presented two double bedroom first floor flat with access to well maintained communal gardens and no onward chain, ideally situated within a sought after East Croydon development just a short walk from East Croydon station and moments from Tramlink connections at the front of the development. The property offers bright and spacious accommodation with modern interiors and neutral finish throughout - the perfect base in this fantastic residential location. Features include a spacious reception room, separate fitted kitchen, modern family bathroom, electric heating, double glazing, and ample inbuilt storage.

Accommodation comprises entrance lobby with inbuilt storage, leading into the reception room with ample space for both relaxing and dining with a Juliet balcony overlooking the communal gardens. The separate kitchen comprises of matching wall and base units with work surfaces incorporating inset sink unit, electric hob with overhead extractor, electric oven, and further space for appliances. There are two well sized double bedrooms, each with inbuilt storage, plus a family bathroom with white three piece suite.

The property is superbly located within just a short walk to East Croydon station with fast and frequent connections into Central London as well as to Gatwick and the South Coast. The Tramlink service also offers excellent links to Wimbledon and Beckenham. Croydon town centre is just a short walk away offering a larger selection of branded shopping, bars, restaurants and leisure facilities.

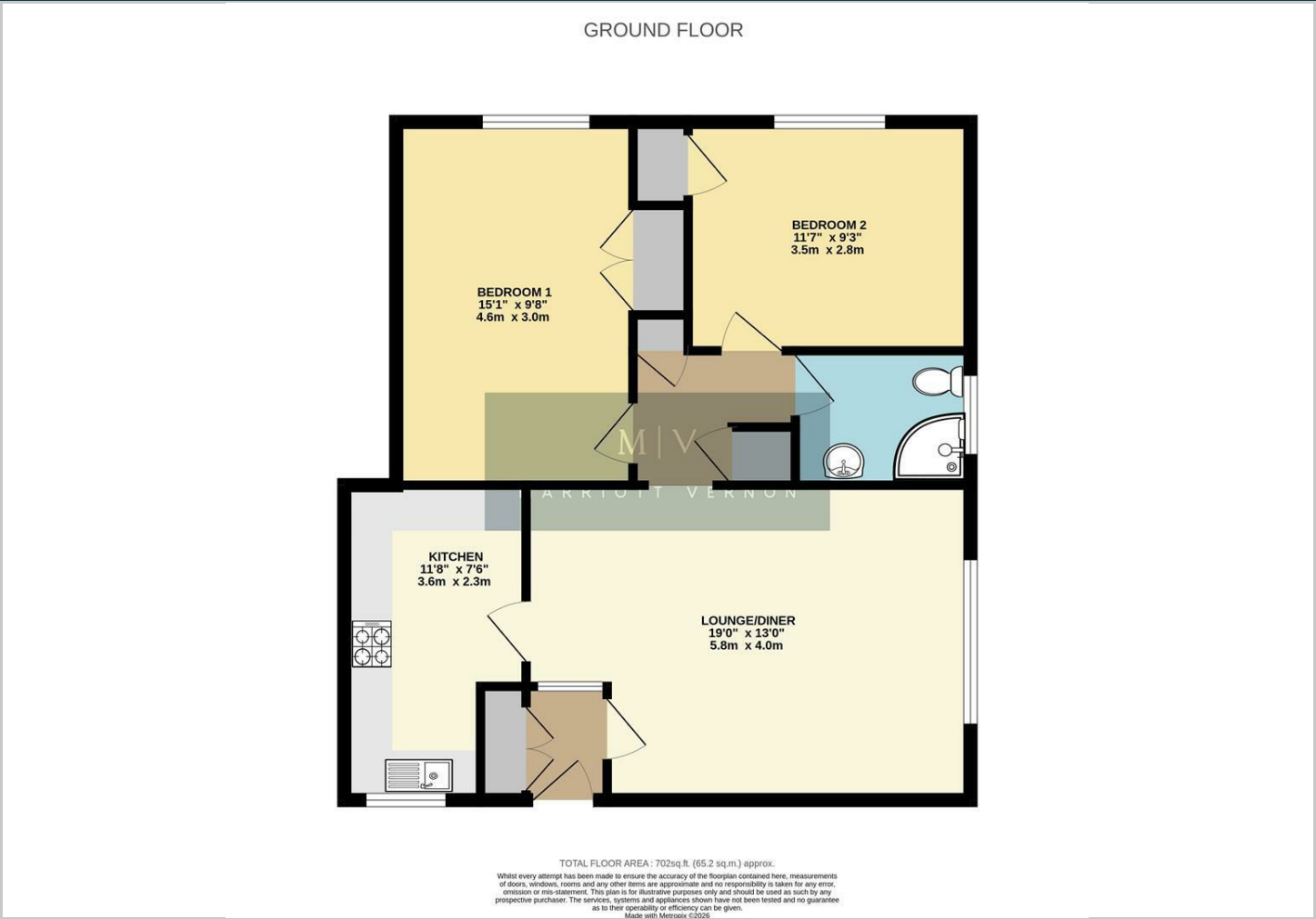
Offers in excess of £275,000



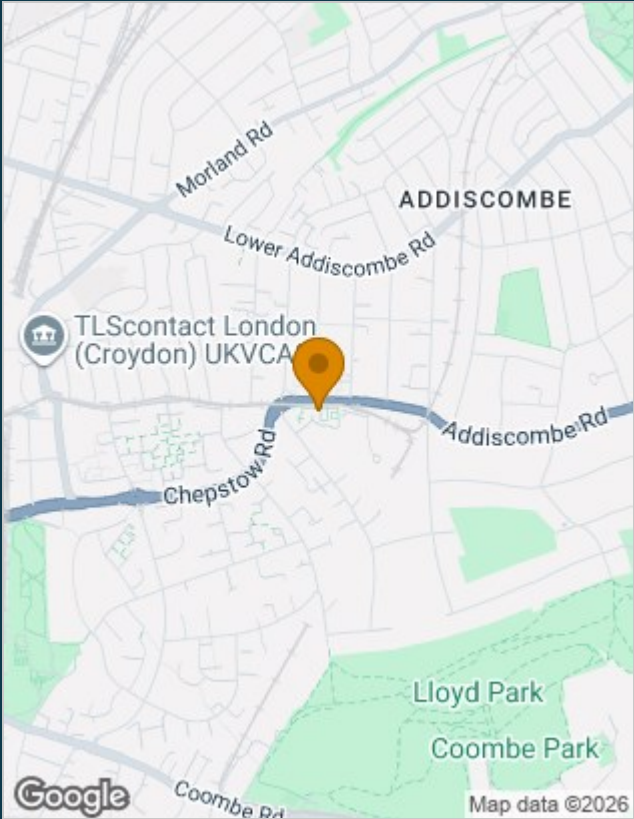




Floor Plans



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) 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

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.