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MARRIOTT VERNON

ESTATE AGENTS



26 Selsdon Road, South Croydon, CR2 6PB

Asking price £325,000



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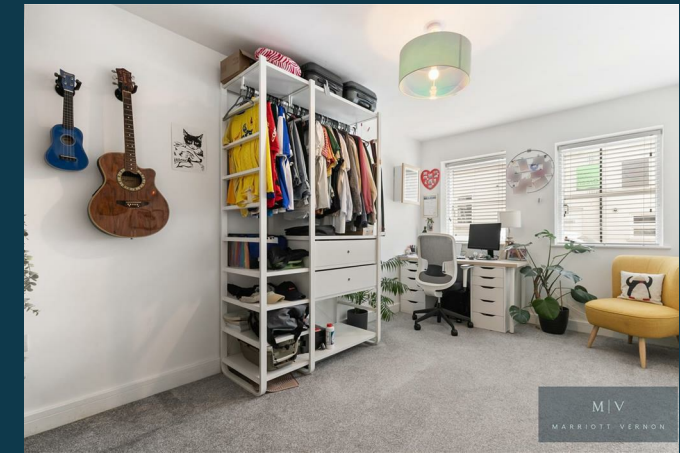
Marriott Vernon present to the market this well presented two double bedroom ground floor maisonette with private terrace situated to the rear of a modern development with own entrance via Cliffe Road, ideally located just moments from South Croydon station and local shops and amenities.

Neutrally decorated with modern interiors throughout, the property provides bright, well planned accommodation, including a 25'7" open plan reception/kitchen, modern family bathroom and principal bedroom with en-suite shower room. Further features include gas central heating, double glazing, remaining NHBC certificate, and long lease.

Accommodation comprises a spacious entrance hall leading into the open plan reception/kitchen with ample space for relaxing, entertaining and dining and direct access onto the balcony. The kitchen area comprises a modern range of matching wall and base units with work surfaces incorporating inset sink unit and integrated appliances. There are two bedrooms - with en-suite shower to the principal bedroom - plus a family bathroom with white three piece suite.

The property is superbly located close to South Croydon station providing convenient links to East Croydon mainline station, Central London and the surrounding area. Regular bus routes provide connections also link nearby Croydon town centre with its array of shops and amenities, as well as leisure facilities including a cinema complex. South Croydon's 'Restaurant Quarter' is also moments away for a diverse selection of bars and restaurants.

Viewings are highly recommended.





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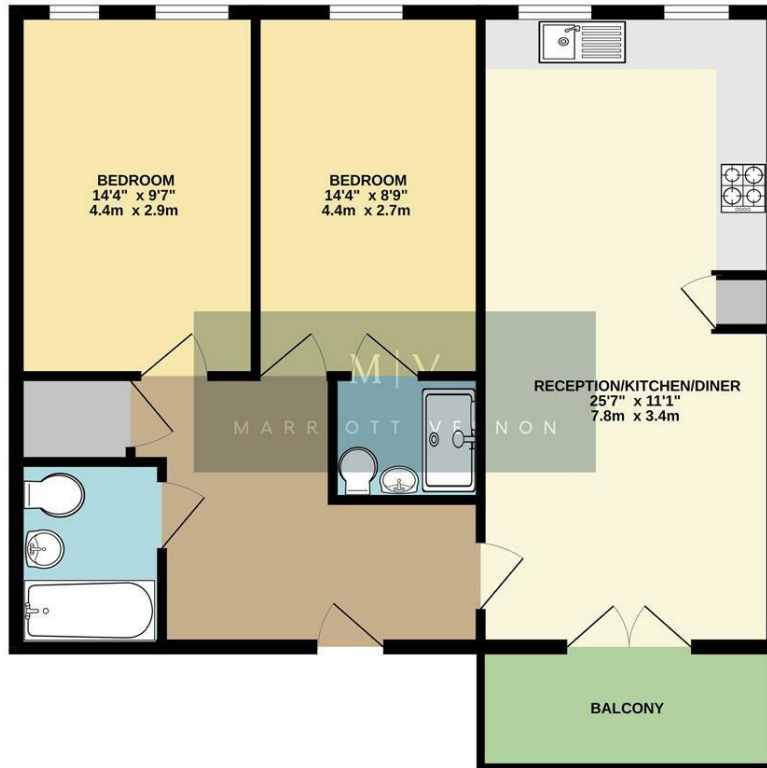


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Floor Plans

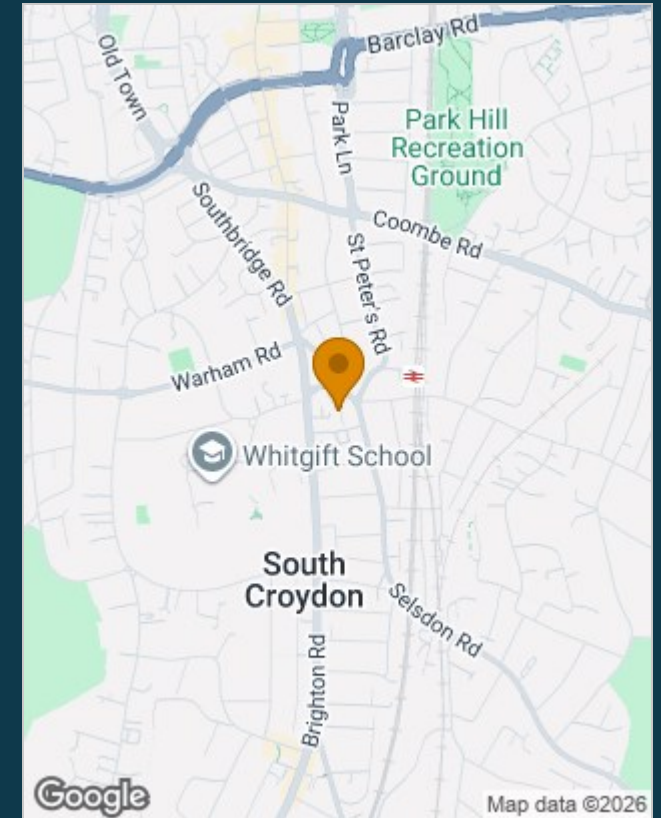
GROUND FLOOR



TOTAL FLOOR AREA: 781sq.ft. (72.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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.