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MARRIOTT VERNON  
ESTATE AGENTS



10 Old Palace Road, Croydon, CR0 1AX

Guide price £350,000



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MARRIOTT VERNON



HOME IS  
WHERE YOUR  
STRONG BELIEFS IS

# 10 Old Palace Road Croydon, CR0 1AX

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\*\*\*Guide Price £350,000-£375,000\*\*\*

Marriott Vernon present to the market this well proportioned two bedroom terraced house with private garden and no onward chain, ideally situated in the heart of Old Town, Central Croydon, moments from transport links and amenities. Whilst the property would now benefit from a programme of modernisation, it offers spacious accommodation with enormous potential for uplift and improvement to suit own taste. Features include two reception rooms, separate extended kitchen opening onto the garden, first floor bathroom, gas central heating, double glazing and access to loft space.

Accommodation comprises entrance porch leading into the bright front aspect reception room with space for relaxing and entertaining. A further reception/dining room enjoys quiet rear aspect, with opening through to the rear kitchen. The kitchen itself comprises an older style range of wall and base units with work surfaces incorporating inset sink unit and further space for appliances. To the first floor, there are two bedrooms, plus a family bathroom with three piece suite.

The property is very conveniently located moments from Tramlink at Church Street, with East Croydon station and Croydon town centre literally on the doorstep. Croydon town centre offers a huge array of shops, bars, restaurants and amenities, as well as leisure facilities including a cinema complex. The area is also well served by good local schools and lovely open spaces including nearby Wandle Park.

Viewings are highly recommended.



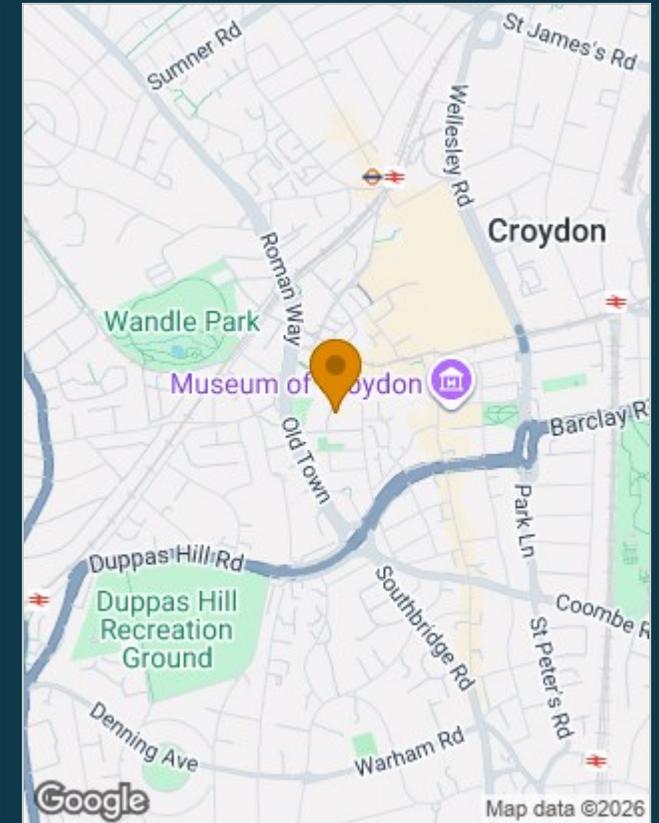




## Floor Plans



## 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>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.