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MARRIOTT VERNON
ESTATE AGENTS



90 Oval Road, Croydon, CR0 6BL
Guide price £500,000-£525,000

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Marriott Vernon present this spacious four bedroom end of terrace property, ideally situated in a popular residential road in East Croydon. Arranged over three levels, the property offers versatile family accommodation with a private rear garden and driveway providing off street parking to the front. The accommodation is well suited to family living, with a generous reception room, conservatory, well-appointed kitchen, en-suite to the principal bedroom and family bathroom.

Chain Free

Short walk from East Croydon Station

Two Bathrooms and Downstairs WC

Popular Residential Road

Off-Street Parking

Short Distance to Town Centre Amenities

Private Garden

Well Presented Four-Bedroom House

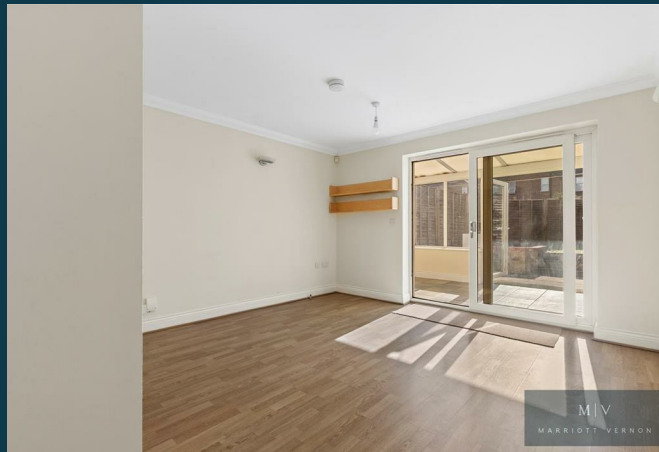
The private rear garden provides a pleasant outdoor space, accessed directly from the conservatory, ideal for relaxing and entertaining during the warmer months. To the front, a private driveway offers the added convenience of off street parking.

Accommodation comprises entrance hall leading through to the ground floor living space, with a fitted kitchen and separate downstairs WC. The reception room provides ample space for both relaxing and entertaining, with doors leading through to the conservatory, which enjoys views over and access to the rear garden.

To the first floor, there are two well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite shower room. A family bathroom completes this level. The second floor provides two further bedrooms, offering flexible accommodation for a growing family, guests or those requiring a home office with some restricted head height due to the eaves.

The property is superbly located on Oval Road, within convenient reach of East Croydon station, providing excellent connections into Central London and the surrounding area. Nearby bus routes offer further transport links, while Croydon town centre provides an extensive selection of shops, restaurants, leisure facilities and everyday amenities. The area is also well served by local schools and green spaces.

Viewings are highly recommended.

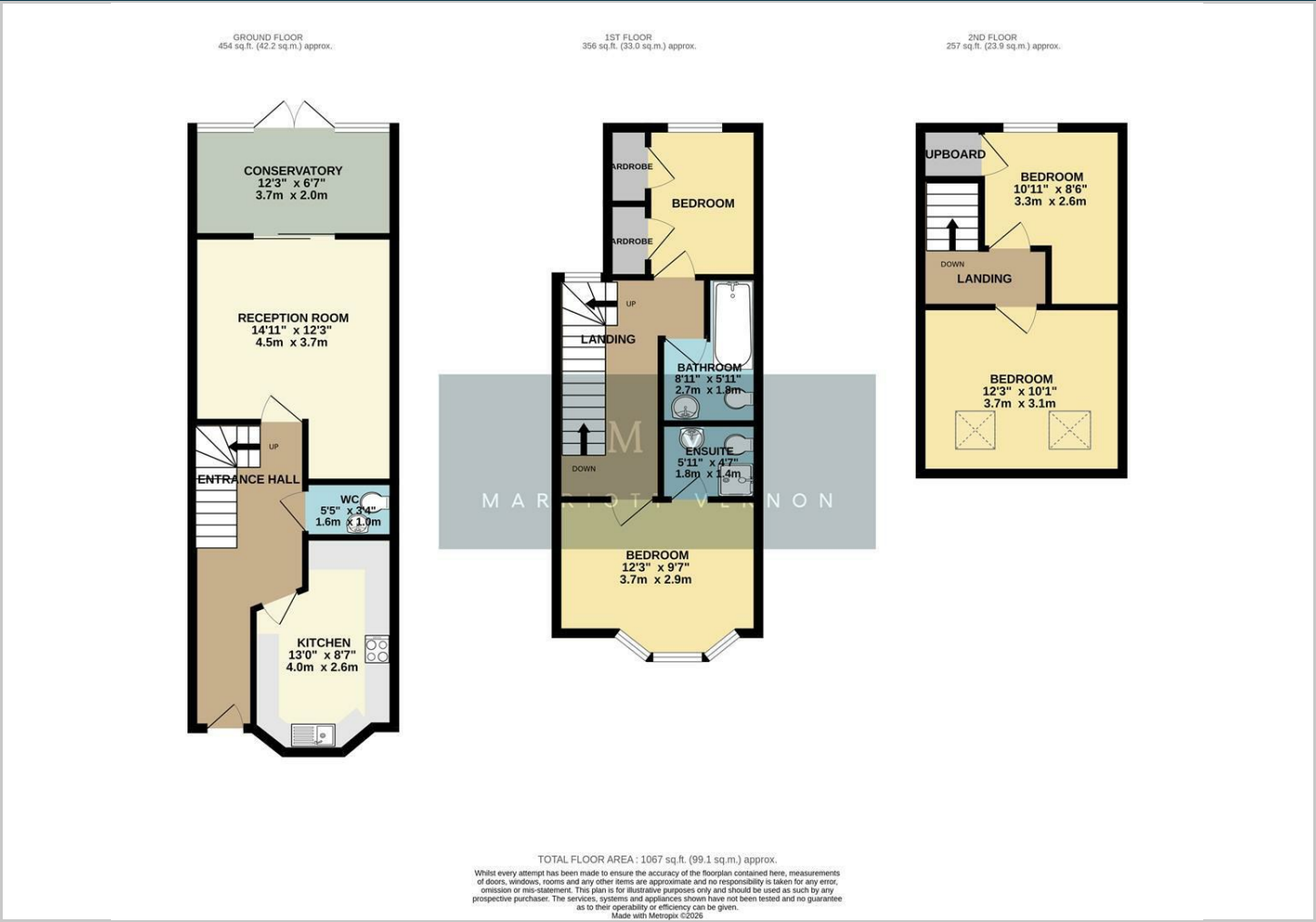






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Floor Plans



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.

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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	77	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 