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MARRIOTT VERNON
ESTATE AGENTS



Flat 2, 20 Heathfield Road, Croydon, CR0 1ES
Offers in excess of £375,000



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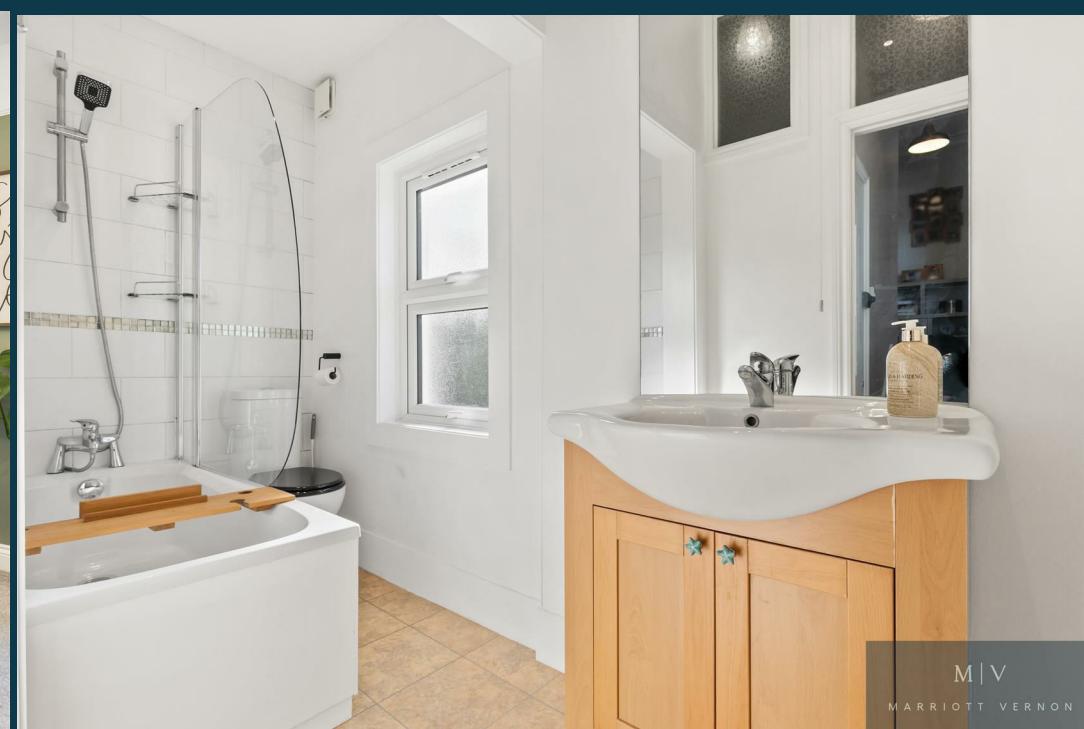
Marriott Vernon present to the market this beautiful two bedroom period conversion flat spanning the entire first floor of an attractive detached period property, moments from South Croydon station and amenities. Boasting off street parking and a glorious 44' x 39' private south west facing garden, the property provides a fantastic blend of period appeal and modern design, with bright and spacious, well planned accommodation throughout. Features include an inviting reception room, separate well equipped kitchen, modern bathroom, gas central heating, double glazing, high ceilings, inbuilt storage including access to loft space and long lease.

Accommodation comprises entrance hall with inbuilt storage and access to loft, leading into the light and airy reception room with ample space for relaxing, entertaining and dining. The separate kitchen comprises a range of matching units with work surfaces incorporating inset sink unit, gas hob with overhead extractor and electric oven below, and further space for appliances. There are two well sized double bedrooms, plus a family bathroom with white bath suite.

The property is superbly located within easy access of South Croydon station, as well as East Croydon mainline station, offering superb connections into Central London, Gatwick and the South Coast. Croydon town centre is just a short distance away providing an array of shops and amenities, as well as leisure facilities including a cinema complex. The 'Restaurant Quarter' is also just a stroll away for a diverse selection of bars and restaurants, with Park Hill Park and Lloyd Park also close-by for recreation. The area is also well served by excellent schools.

Viewings are highly recommended.







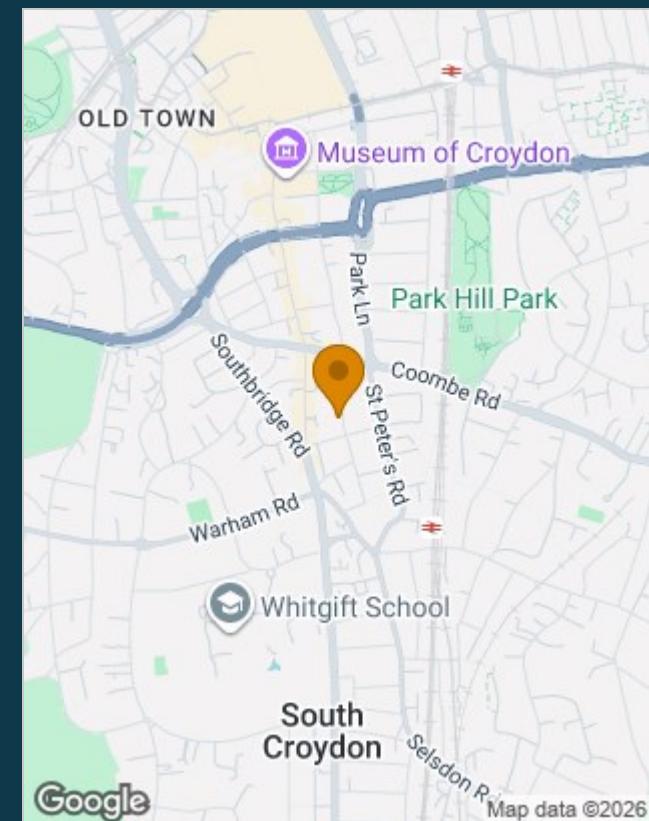
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Floor Plans



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.

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		72	53
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.