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MARRIOTT VERNON  
ESTATE AGENTS

8B Moreton Road, South Croydon, CR2 7DL

Asking price £230,000



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# 8B Moreton Road

South Croydon, CR2 7DL

Stunning One Bedroom Ground Floor Period Conversion

Period Appeal and Elegant Interiors

Modern Shower Room

Close to South Croydon Station

Ideal First Time or Investment Purchase

Sought After South Croydon Location

Light and Spacious Open Plan Reception/Kitchen

High Ceilings and Large Sash Windows

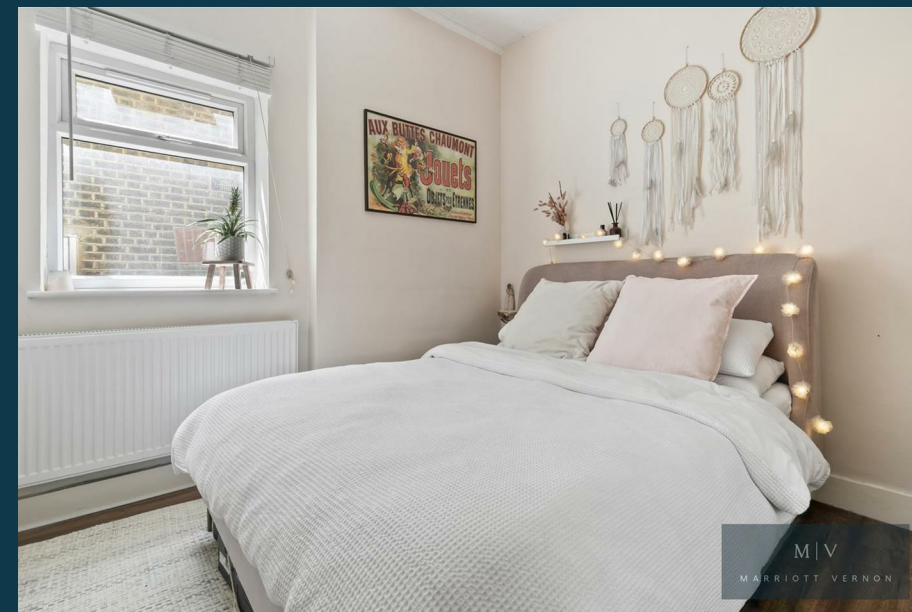
Easy Access Shops, Bars and Restaurants

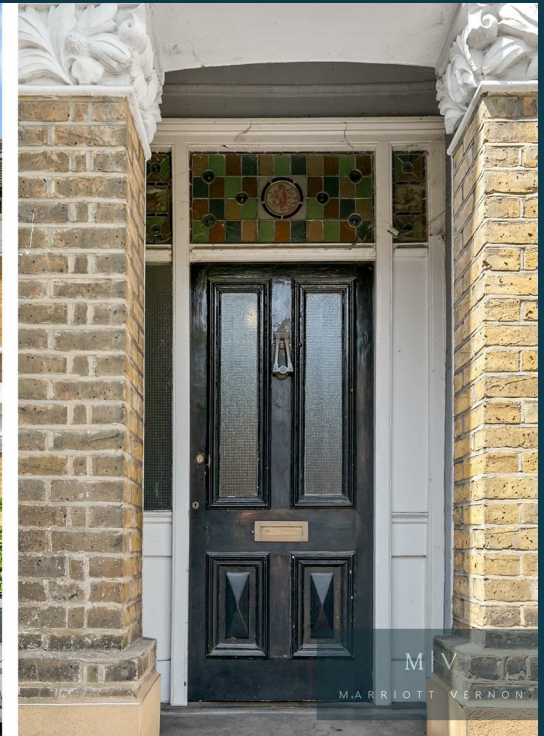
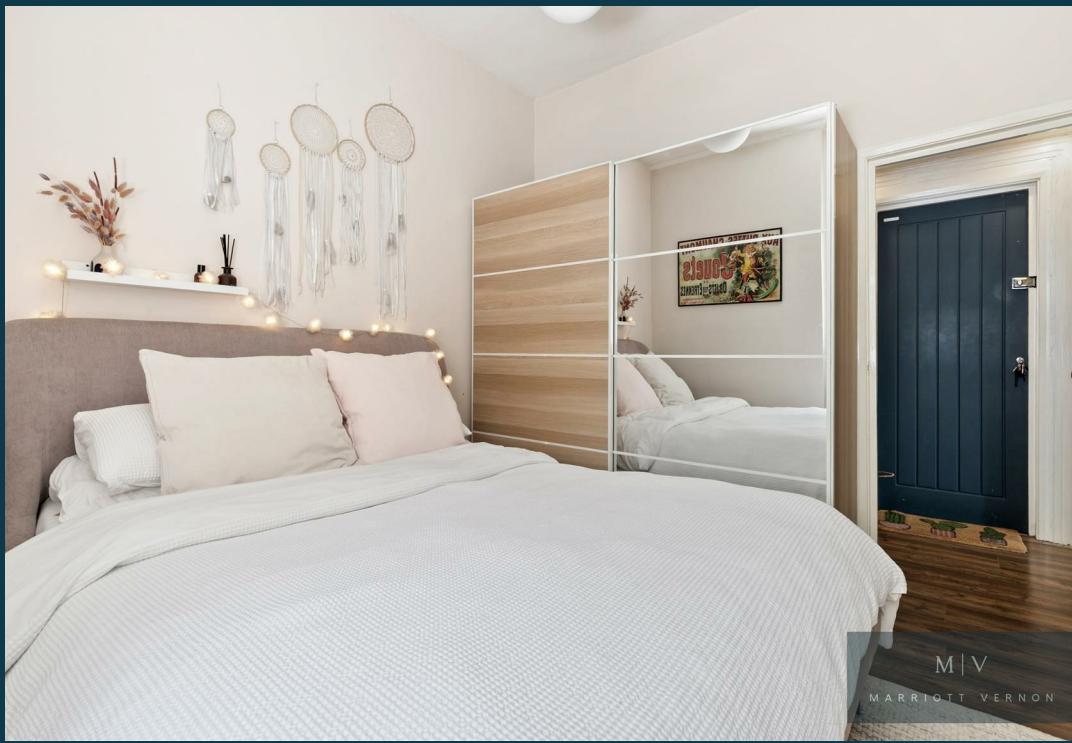
Marriott Vernon present this stunning one double bedroom ground floor period conversion, ideally situated within just a short walk of South Croydon station and a hive of local amenities. Beautifully appointed throughout, the property provides bright and spacious accommodation with a wealth of period appeal, sympathetically updated with stylish interiors and modern elegance. Features include a gorgeous open plan reception/quality fitted kitchen, stylish shower room, quality floor coverings, gas central heating, high ceilings and tall sash windows.

Accommodation comprises entrance hall leading into the open plan reception/kitchen with wide feature bay and ample space for both relaxing and dining. The kitchen area comprises a modern range of matching white fronted wall and base units with work surfaces and breakfast bar area, incorporating inset sink unit, induction hob with overhead extractor and electric oven below, and further space for appliances. There is a generously sized bedroom, plus a shower room with walk-in shower suite and elegant tiling (and room for bath if desired).

The property is superbly located within easy access of South Croydon station, offering superb connections into nearby East Croydon, Central London, Gatwick and the South Coast. Croydon town centre is within a short distance providing an array of shops and amenities, as well as leisure facilities including a cinema complex. The 'Restaurant Quarter' is also close-by for a diverse selection of bars and restaurants.

Viewings are highly recommended.



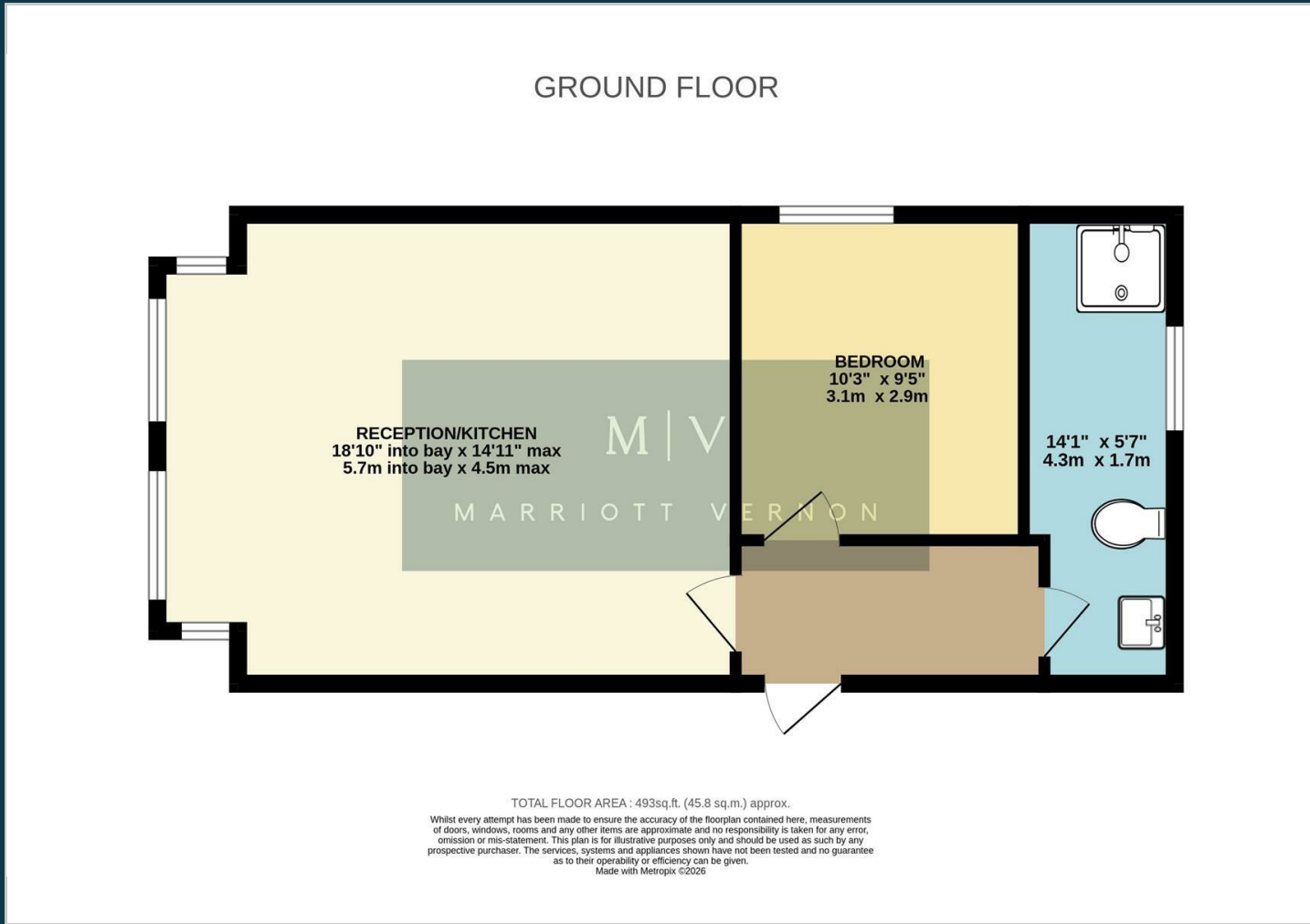




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## Floor Plans



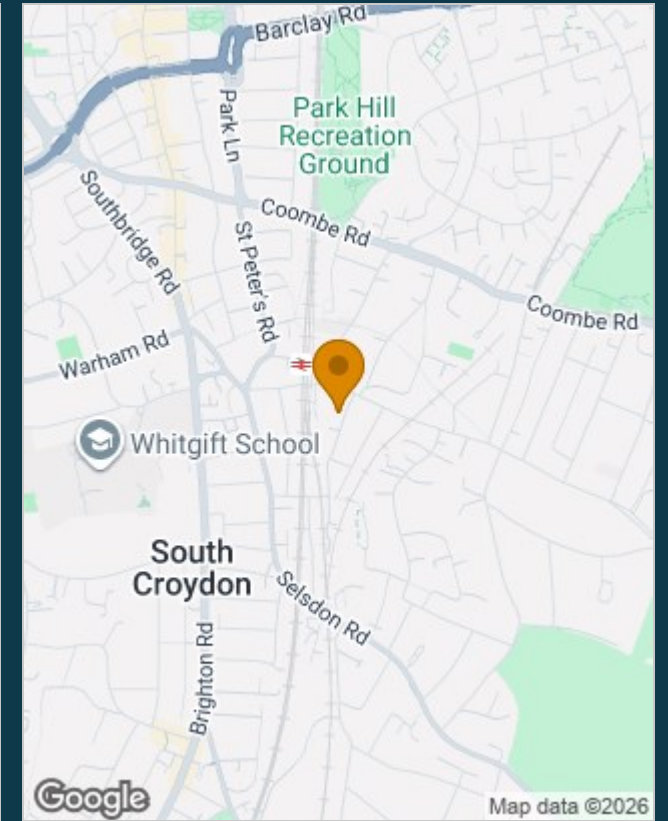
## Viewing

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.

Bank House, 111 South End, Croydon, CR0 1BJ  
Tel: 0208 657 7778 Email: enquiries@marriottvernon.com www.marriottvernon.com

## Location Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	80
(55-68) <b>D</b>		
(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	