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MARRIOTT VERNON  
ESTATE AGENTS

34 Chichester Road, Croydon, CR0 5NP  
Guide price £400,000-£415,000



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# 34 Chichester Road Croydon, CR0 5NP

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Marriott Vernon present to the market this two bedroom mid terrace house with garage en bloc, private garden and no onward chain, ideally situated in a sought after Park Hill location, just a short walk from East Croydon mainline station, schools and shopping amenities. The property would benefit from modernisation throughout, but offers well planned accommodation with excellent potential for upgrade and refurbishment. Features include a generous reception room, first floor bathroom, inbuilt storage including loft space, gas warm air heating and double glazing.

Accommodation comprises entrance hall leading into the reception room with ample space for relaxing and entertaining and sliding doors onto the garden. The separate kitchen comprises a range of older style 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.

The property is superbly located within just a short walk of East Croydon station with superb connections into Central London as well as to Gatwick and the South Coast. The Tramlink service also offers excellent links to Wimbledon and Beckenham. Croydon town centre is close-by, offering a selection of branded shopping, bars, restaurants and leisure facilities. For families, the area is well served by wonderful open spaces including nearby Park Hill Park & Lloyd Park, as well as good local schools including Park Hill School and Coombe Wood.

Viewings are highly recommended.



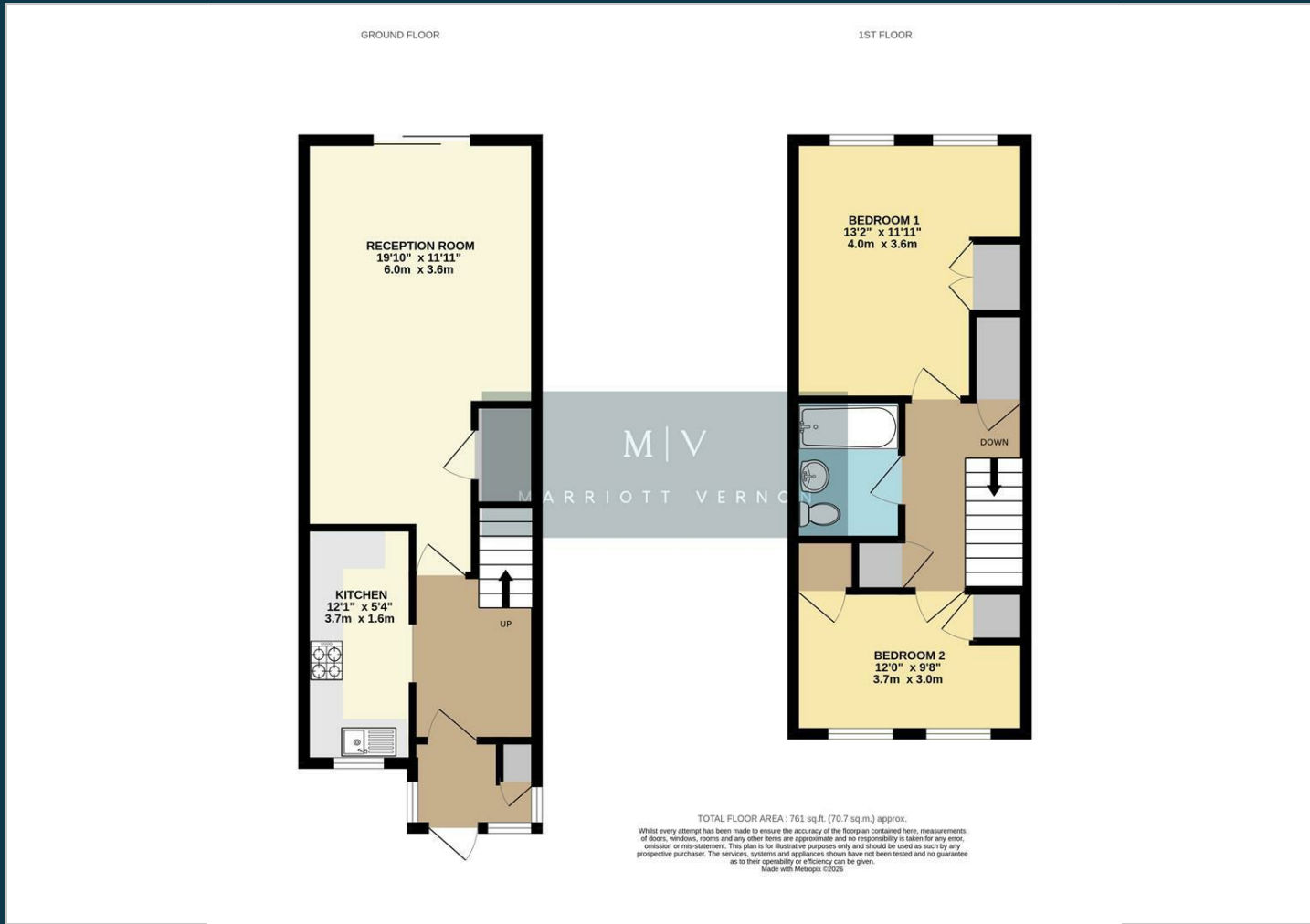




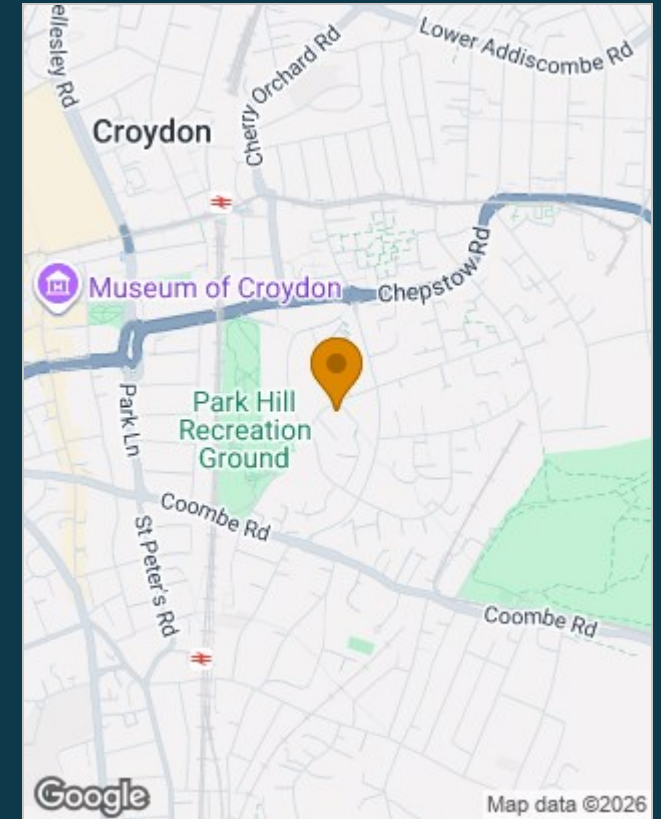
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## Floor Plans



## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	78
(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	

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.