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MARRIOTT VERNON

ESTATE AGENTS

14 Chichele Gardens, Croydon, CR0 5GT

Guide price £475,000

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Guide Price £475,000-£500,000

Marriott Vernon present this well proportioned three bedroom townhouse with private garden, garage and no onward chain, superbly situated in a quiet location in Park Hill just a short walk from Lloyd Park Tram and close to East Croydon station and Croydon Town Centre. Whilst the property would now benefit from some modernisation, it offers bright and spacious accommodation over three floors with excellent scope to update. Features include a light and airy reception room with adjoining dining area and kitchen, second floor family bathroom and ground floor WC, gas central heating, double glazing and ample inbuilt storage. The property was originally a four bedroom, currently converted to three bedrooms but with option to easily divide again as desired.

Accommodation comprises entrance hall with access to guest WC, utility room and versatile bedroom/reception. To the first floor, there is a large reception room with separate dining area, with ample space for relaxing, entertaining and dining. The separate kitchen comprises a range of wall and base units with work surfaces incorporating inset sink unit, gas hob with overhead extractor, wall mounted oven, and further space for appliances. The second floor is currently laid out with two bedrooms (formerly three), plus a family bathroom.

The property is superbly located within easy reach of East Croydon station with superb connections into Central London as well as to Gatwick and the South Coast. The Tramlink service from Lloyd Park also offers excellent links to Wimbledon and Beckenham. Croydon town centre is just a short distance away 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, as well as good local schools
















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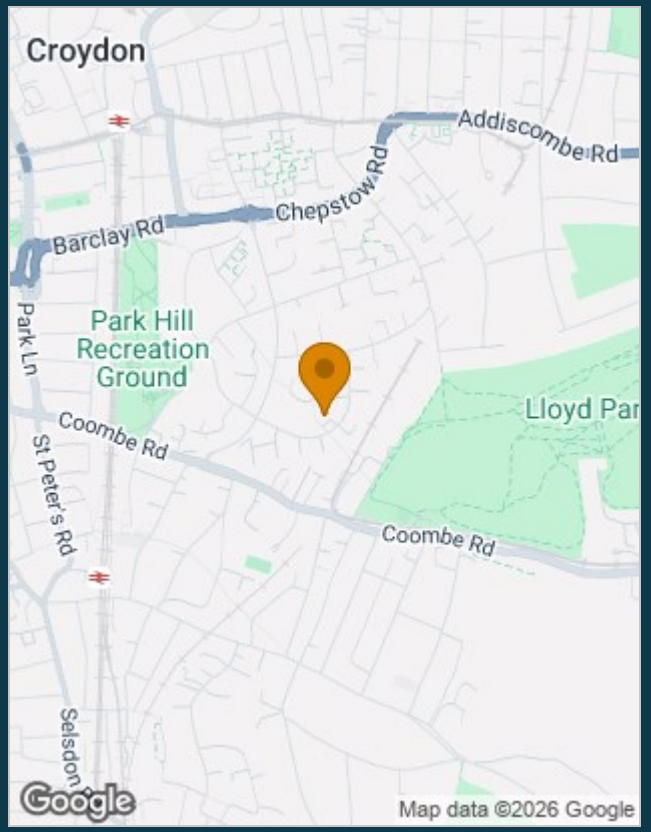
Floor Plans

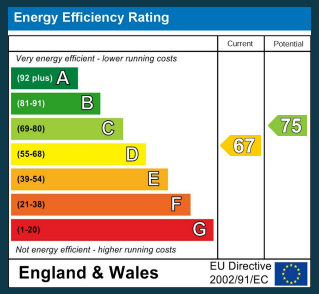


TOTAL FLOOR AREA : 1137sq.ft. (105.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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