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MARRIOTT VERNON

ESTATE AGENTS



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Edward Road, Croydon, CR0 6DZ

Guide price £400,000-£425,000

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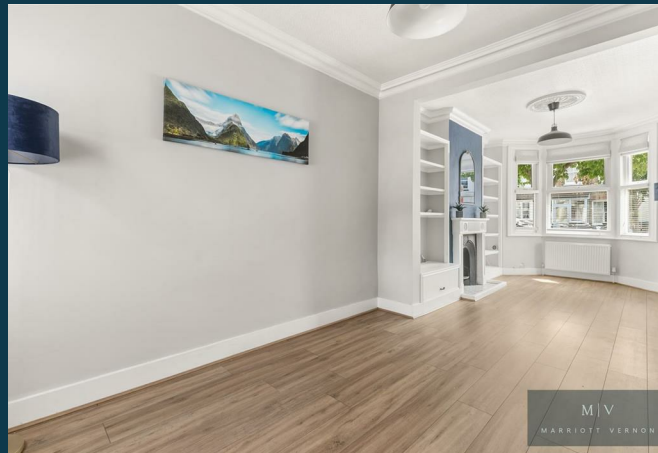
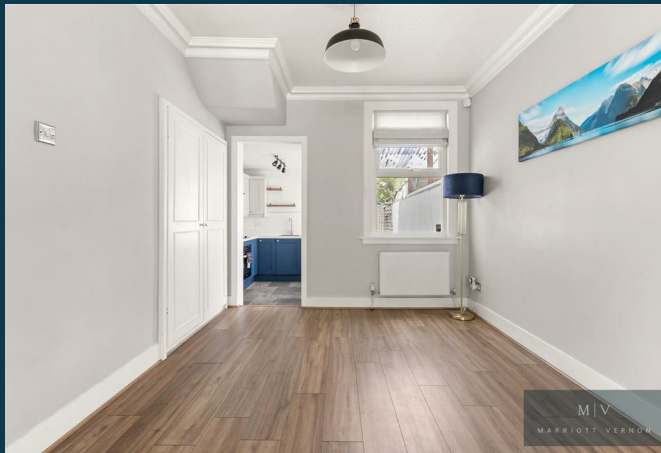
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Marriott Vernon welcome to the market this well presented two bedroom mid terrace Victorian property with private garden and no onward chain, ideally situated in a popular residential road within just a short distance of Croydon town centre and East Croydon station. The property offers bright and spacious accommodation with a wealth of character appeal, sympathetically enhanced with modern interiors and high quality finish throughout. Features include a double length through reception, well equipped kitchen, upstairs bathroom, gas central heating, double glazing, quality floor coverings and inbuilt storage as well as a useful external outhouse/utility.

Accommodation comprises entrance hall with stairs rising to the first floor, leading into the double length through reception with bay window to front and ample space for relaxing, entertaining and dining. The separate kitchen, with door onto the garden, comprises a modern range of matching wall and base units with work surfaces incorporating inset sink unit, dishwasher, hob with overhead extractor, electric oven, and further space for appliances. To the first floor, there are two well proportioned bedrooms, plus a family bathroom with white three piece bath suite.

The property is conveniently located close to the centre of Croydon, within easy access of railway stations at nearby East Croydon, West Croydon and Selhurst, all offering excellent fast and frequent services into Central London. Numerous regular bus routes link the surrounding area, with Tramlink from East Croydon also connecting Beckenham and Wimbledon. Croydon town centre is just a short distance away offering an array of shops, bars, cafes and restaurants, as well as leisure facilities including a cinema complex.

Viewings are highly recommended.







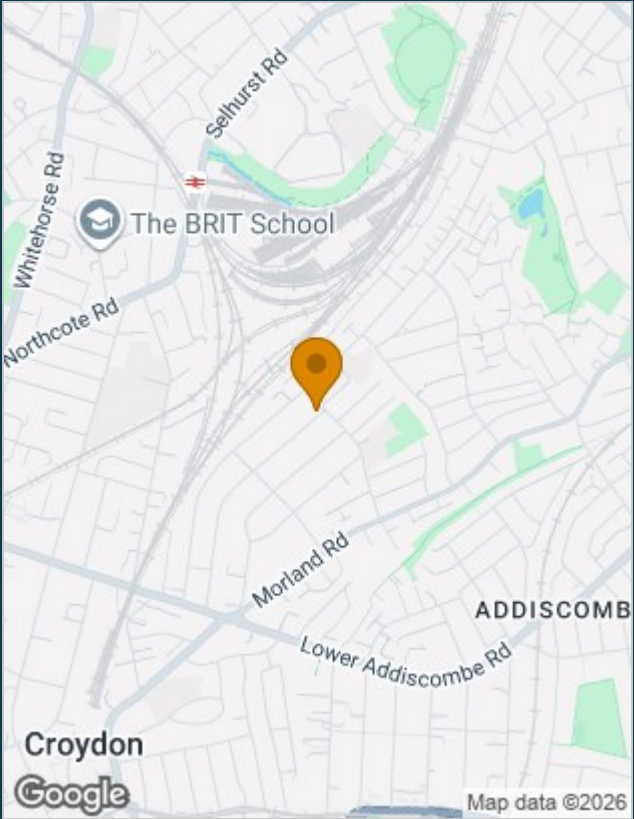
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Floor Plans



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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