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MARRIOTT VERNON
ESTATE AGENTS

46 St. Peters Street, South Croydon, CR2 7DE

Guide price £375,000-£400,000





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Marriott Vernon present this stunning two bedroom end of terrace Victorian property with delightful 'zoned' landscaped garden, ideally situated in a popular residential road moments from South Croydon station. The property offers bright and spacious accommodation with enormous period appeal, stylishly appointed with modern interiors and quality finish throughout. Features include two reception rooms, well-equipped kitchen, modern downstairs shower room, gas central heating, double glazing and quality floor coverings.

The gorgeous private garden has been thoughtfully landscaped, boasting a lawned area with well stocked borders. a secluded shingled seating area, and a useful shed to the rear.

Accommodation comprises entrance leading into the front aspect reception room with ample space for relaxing and entertaining. A further reception/dining room enjoys quiet rear aspect, as well as access through to the kitchen. The kitchen itself comprises a modern range of matching wall and base units with work surfaces incorporating inset sink unit, gas hob with overhead extractor, electric oven and further space for appliances. A family shower room with white suite completes the ground floor accommodation. To the first floor, there are two well proportioned bedrooms.

The property is superbly located close to South Croydon station, providing convenient links into East Croydon mainline station, Central London and the surrounding area. Regular bus routes provide connections into nearby Croydon town centre with its array of shops and amenities, as well as leisure facilities including a cinema complex. South Croydon's 'Restaurant Quarter' is also within easy reach for a diverse selection of bars and restaurants, and the area is well served by schools and open spaces.

Viewings are highly recommended.

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Floor Plans



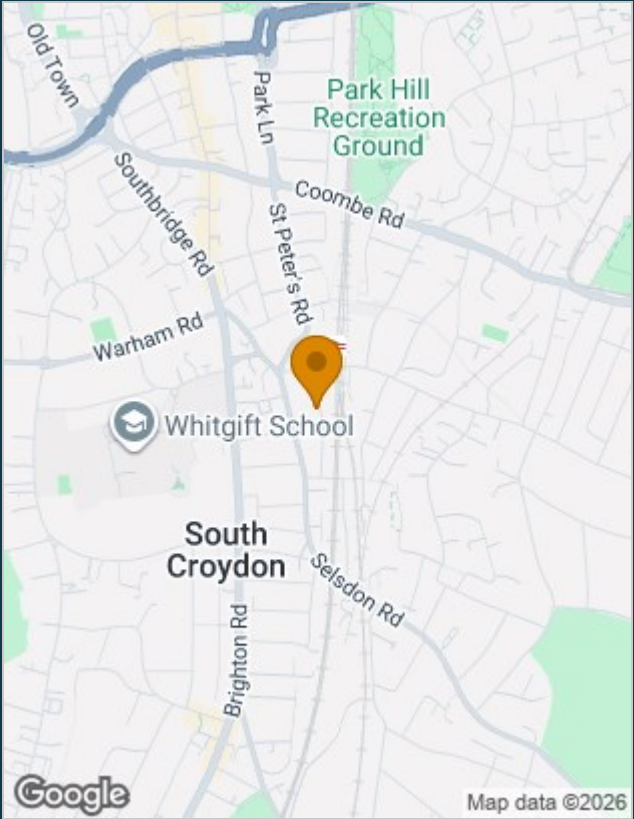
Viewing

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) 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	EU Directive 2002/91/EC	