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MARRIOTT VERNON
ESTATE AGENTS



11 Sutton Gardens, Croydon, CR0 6DX
Guide price £475,000-£500,000



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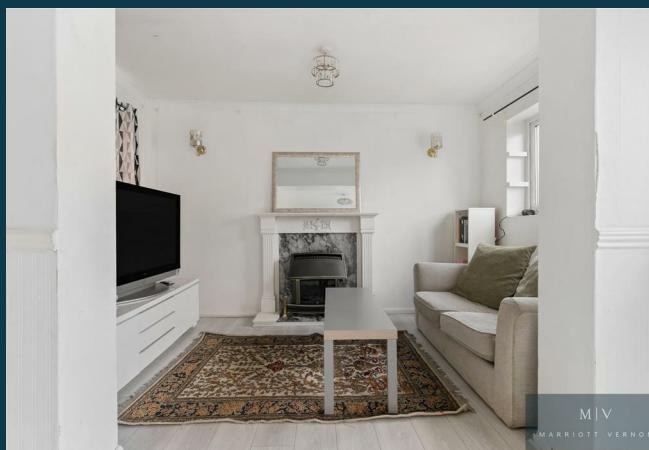
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Well presented four bedroom extended end of terrace house with shared driveway and generous private garden with side access, ideally situated in a popular residential close within easy access of excellent transport links, schools and amenities. Offered to the market with no onward chain, the property provides light and spacious, flowing accommodation including three reception areas, a well equipped kitchen, and upstairs family bathroom. Further features include gas central heating via 'Worcester' boiler, double glazing, quality floor coverings, loft storage and neutral decor.

Accommodation comprises entrance porch, leading into a generous double length reception room with sliding doors onto the garden and access through to an adjacent dual aspect sitting area/snug. To the other side of the main reception, a further reception/dining room leads through to the fitted kitchen. The separate kitchen comprises a stylish range of matching wall and base units with work surfaces incorporating inset sink unit, 6 ring gas hob with overhead extractor, gas oven, and further space for appliances. To the first floor, there are four well proportioned bedrooms, plus a family bathroom with modern white three piece suite.

The property is located within easy access of Selhurst and Norwood Junction stations, with East and West Croydon stations also close by in the centre of Croydon. There are a variety of local amenities close-by, with Croydon offering a larger selection of branded shopping, bars and restaurants. The area is also well served by good local schools and open spaces.

Viewings are highly recommended.



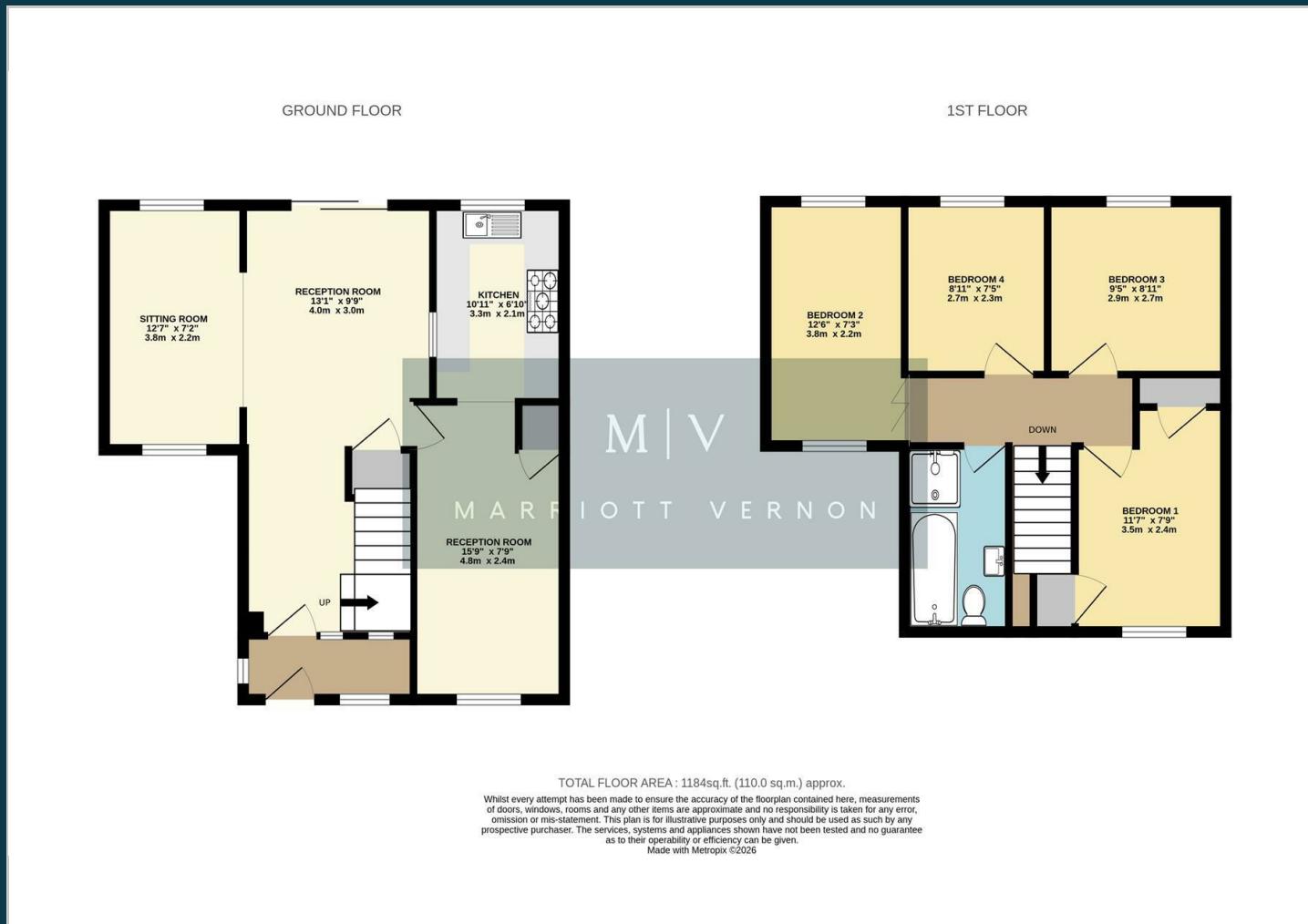




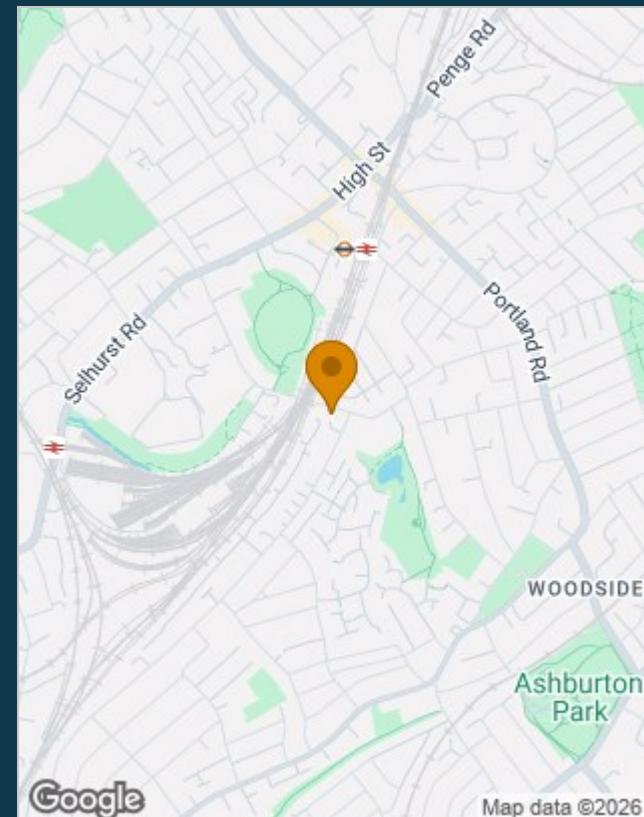
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Floor Plans



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)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	42	
Not energy efficient - higher running costs			
England & Wales		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.