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MARRIOTT VERNON
ESTATE AGENTS



62 Campden Road, South Croydon, CR2 7EP

Guide price £300,000 - £325,000



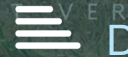
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Marriott Vernon are delighted to offer to the market this well presented, chain free two bedroom first floor maisonette with private garden, off street parking and garage, ideally located just a short walk from South Croydon station and Lloyd Park Tram. Offered with no onward chain, the property provides well planned living space including a generous reception room, separate well equipped kitchen and a modern bathroom. Further features include gas central heating, double glazing, and a long lease with low outgoings.

Accommodation comprises entrance with stairs rising to the first floor landing, leading into the reception room with ample space for relaxing, entertaining and dining. The separate dual aspect kitchen comprises a range of matching wall and base units with work surfaces incorporating inset sink unit, gas hob with overhead extractor and electric oven below, and further space for appliances. There are two well sized bedrooms, plus a bathroom with white suite.

The property is superbly located within easy access of South Croydon station, providing convenient links into East Croydon mainline station, Central London and the surrounding area. Tramlink services are also just a short walk away from Lloyd Park providing 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 good schools.

Viewings are highly recommended.

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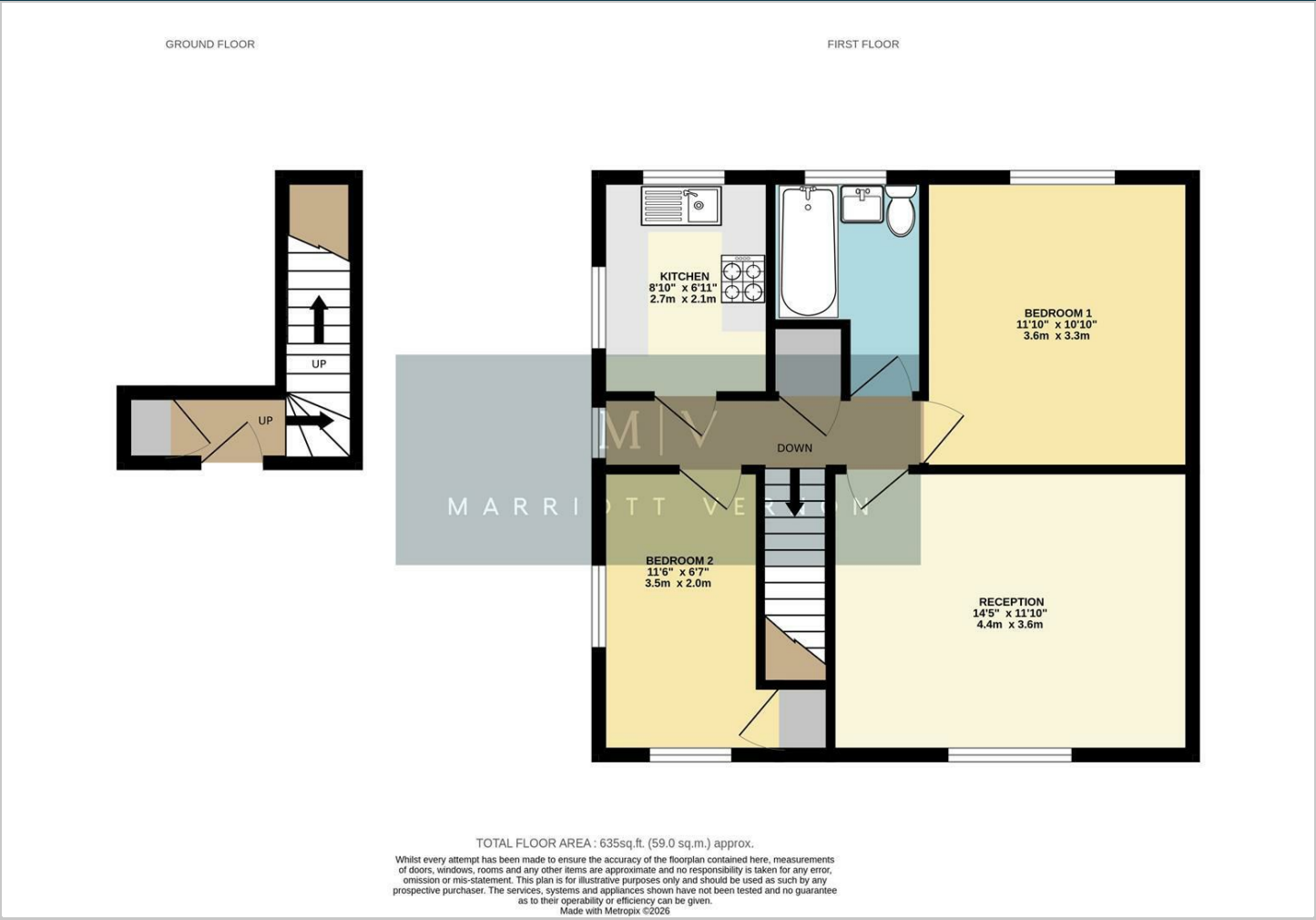




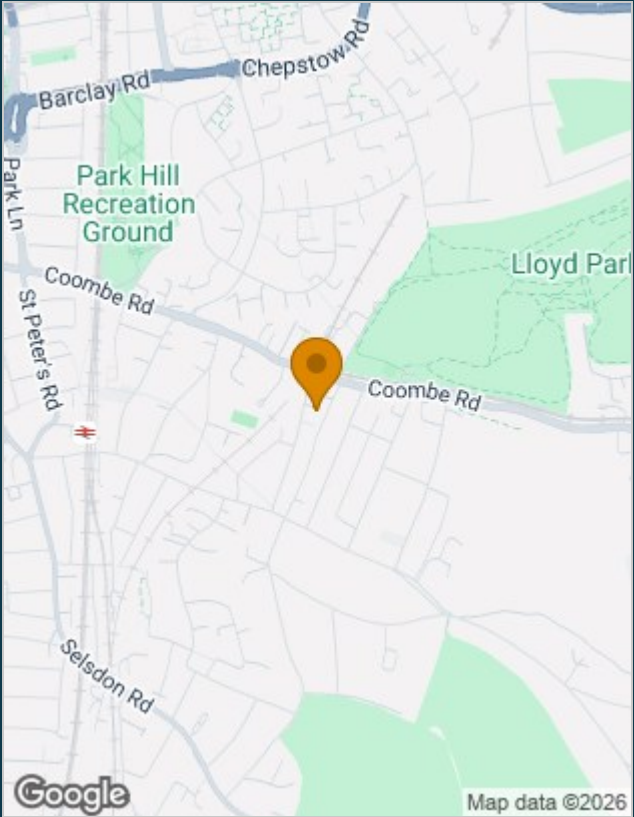
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Floor Plans

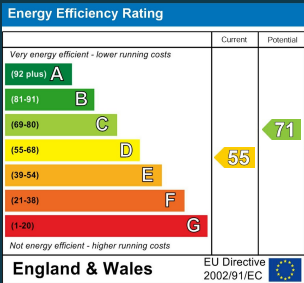


Location Map



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.