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MARRIOTT VERNON  
ESTATE AGENTS

61 Temple Road, Croydon, CR0 1HW

Guide price £550,000



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\*\*\*Guide Price £550,000-£575,000\*\*\*

Marriott Vernon present to the market this well proportioned three bedroom semi detached family home with private garden, pleasantly situated in a quiet residential location close to Croydon town centre, excellent transport links and good schools. The property offers bright and spacious accommodation arranged over two floors - ideal for modern family life, with flowing living space creating the perfect blend of comfort and convenience. Features include an inviting double length reception room with log burner and open fireplace, well equipped kitchen/breakfast room leading into the garden, first floor family bathroom, gas central heating and double glazing.

Accommodation comprises entrance hall leading into the double length reception room with ample space for relaxing and dining and rear access onto the garden. The separate kitchen/breakfast room opens onto the garden. To the first floor, there are three well proportioned bedrooms, plus a family bathroom.

The property is superbly located within easy access of both South and East Croydon stations, each offering superb connections into Central London, Gatwick and the South Coast. Croydon town centre is just a short walk away providing an array of shops and amenities, as well as leisure facilities including a cinema complex. The 'Restaurant Quarter' is also just a stroll away for a diverse selection of bars and restaurants, and the area is well served by good local schools.

Viewings are highly recommended.





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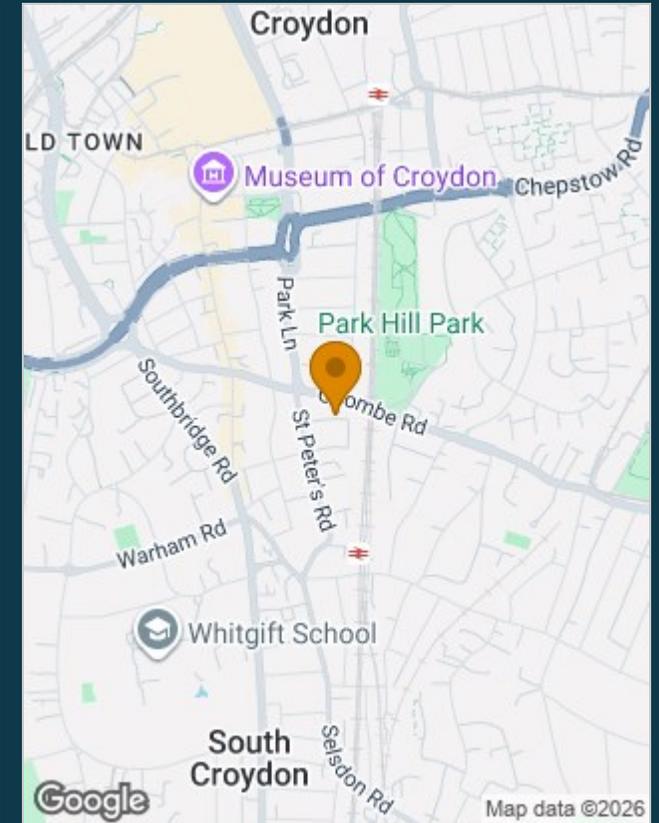
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## Floor Plans



## 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.