

M | V

MARRIOTT VERNON  
ESTATE AGENTS



2 Newark Road, South Croydon, CR2 6HQ

Guide price £500,000



M | V

MARRIOTT VERNON  
ESTATE AGENTS



M | V

MARRIOTT VERNON

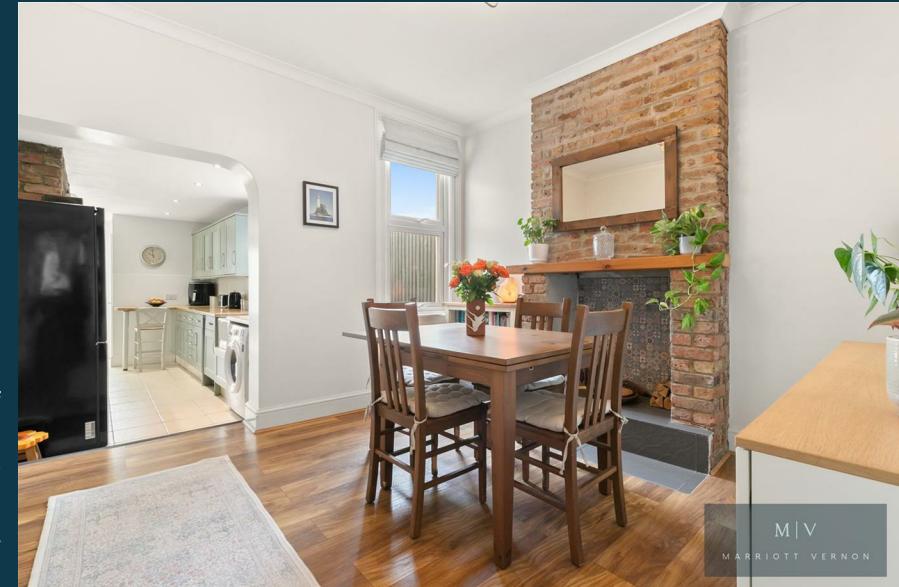
# 2 Newark Road South Croydon, CR2 6HQ

Guide price £500,000

\*\*\*Guide Price £500,000-£550,000\*\*\*

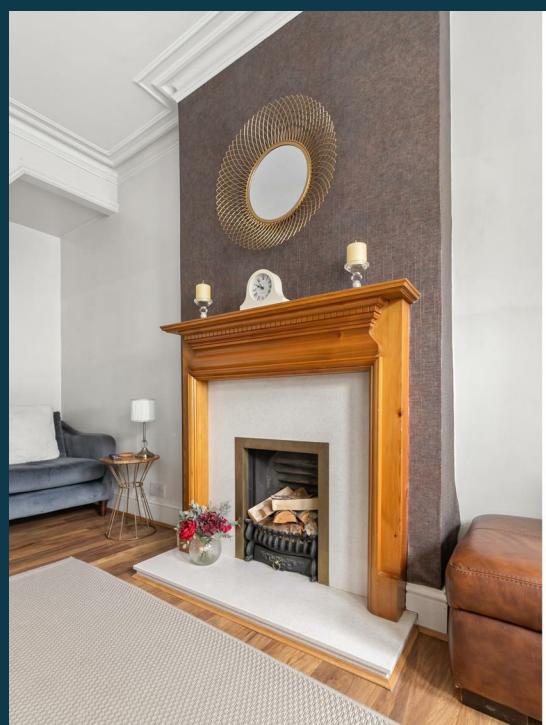
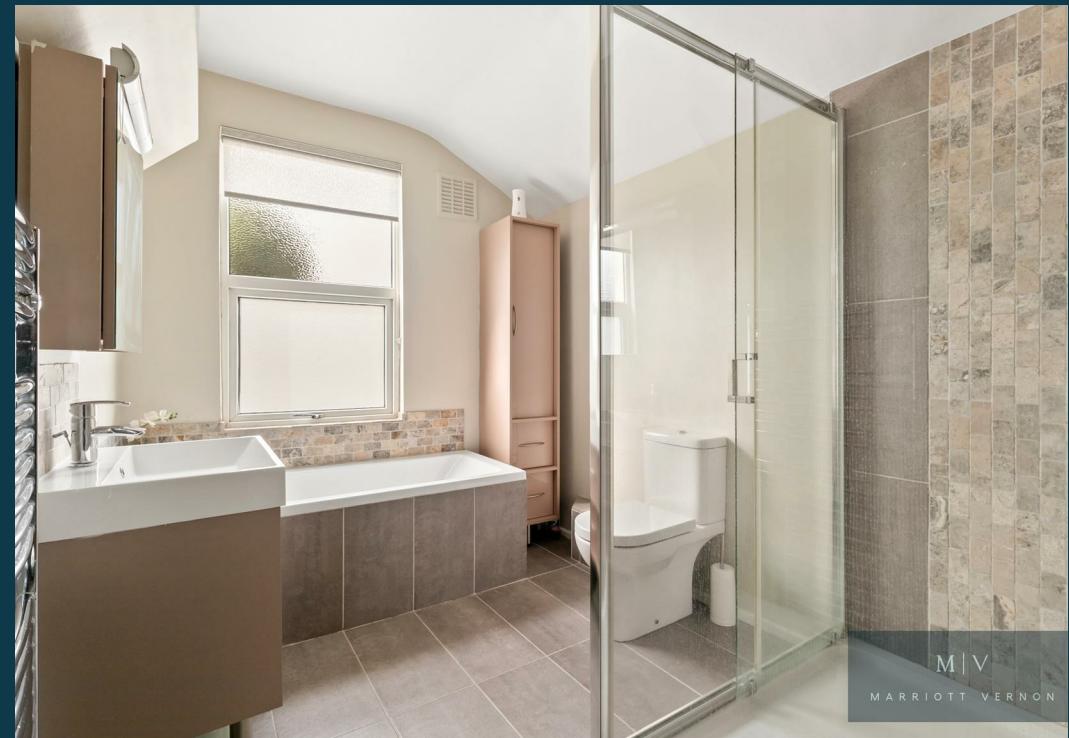
Marriott Vernon welcome to the market this well presented three bedroom Victorian semi detached house with sunny 60ft south facing private garden, ideally situated on a sought after South Croydon 'ladder' road, close to South Croydon station and the Restaurant Quarter. The property offers bright and spacious accommodation, extended over three floors to create superb living space with a wealth of period appeal and stylish interiors throughout. Features include two generous reception rooms, a well equipped kitchen, family bathroom and guest WC, gas central heating and double glazing.

Accommodation comprises entrance porch leading into the front aspect reception room with feature fireplace and ample space for relaxing and entertaining. A further reception/dining room enjoys quiet rear aspect and open plan access through to the large well equipped kitchen. The kitchen itself comprises a modern range of matching wall and base units with work surfaces incorporating inset butler sink unit, range style cooker with exposed brick surround, integrated dishwasher, and further space for appliances. A guest WC and conservatory with garden views completes the ground floor accommodation. To the first floor, there are two well proportioned bedrooms, plus a family bathroom with bath suite and walk-in shower unit. The second floor offers a further bedroom, additional bonus eaves storage area and shower room.



The property is located within easy access of South Croydon station, providing convenient links into East Croydon mainline station, Central London and the surrounding area. Regular bus routes also service 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 within easy reach for a diverse selection of bars and restaurants and the area is well served by schools and open spaces.







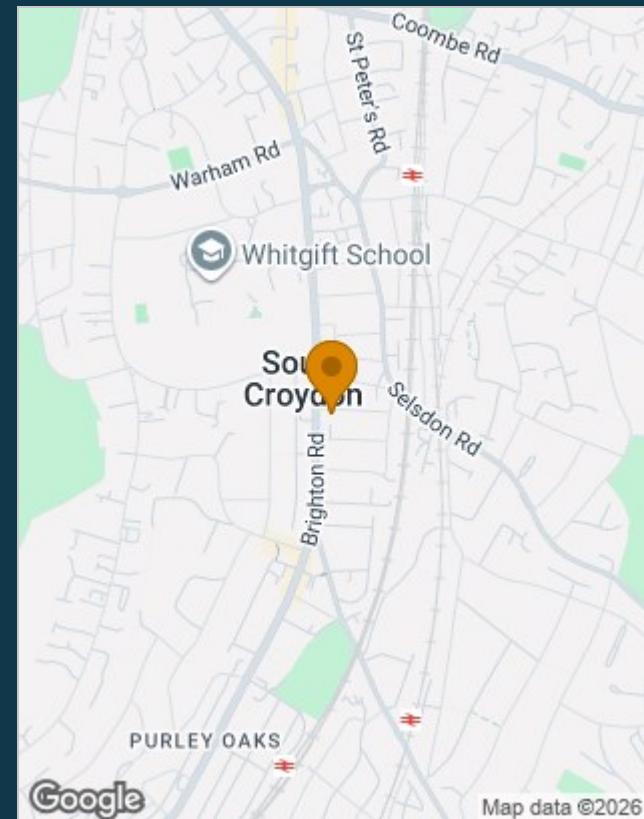
M | V

MARRIOTT VERNON

## 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	77
(81-91)	B	64
(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

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.