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MARRIOTT VERNON
ESTATE AGENTS



19A Ashburton Road, Croydon, CR0 6AP
Offers in excess of £400,000



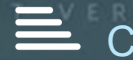
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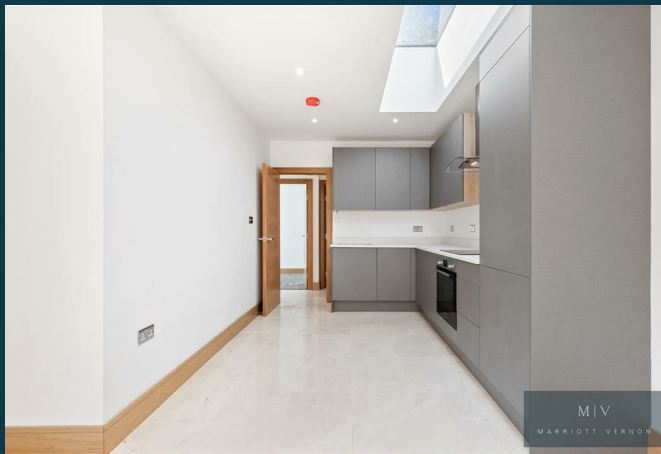
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Marriott Vernon present to the market this brand new two bedroom semi-detached bungalow with courtyard garden and private parking, ideally situated on Ashburton Road in Croydon. The property offers bright, well planned accommodation with modern interiors and a high quality finish throughout. Features include a dual aspect open plan living space, contemporary kitchen and bathroom, skylight to the kitchen area, bi-fold doors, electric heating and double glazing.

Accommodation comprises entrance hall leading through to two well proportioned bedrooms, a stylish family bathroom, and a spacious dual aspect open plan kitchen/reception room. The reception area provides ample space for relaxing and entertaining, with bi-fold doors opening directly onto a courtyard garden, creating an ideal indoor-outdoor living environment. The kitchen area is well equipped with a modern range of matching wall and base units with work surfaces incorporating inset sink unit, hob with overhead extractor, electric oven, and space for further appliances, enhanced by a skylight allowing for plenty of natural light.

Externally, the property benefits from a courtyard garden, ideal for al fresco dining, along with private parking.

The property is conveniently located within easy access of local transport links, providing connections into East Croydon mainline station and Central London. Croydon town centre is within easy reach, offering a wide variety of shops, restaurants and leisure facilities, including a cinema complex. The surrounding area also provides a selection of local amenities, making this an ideal purchase for first time buyers, downsizers or investors.







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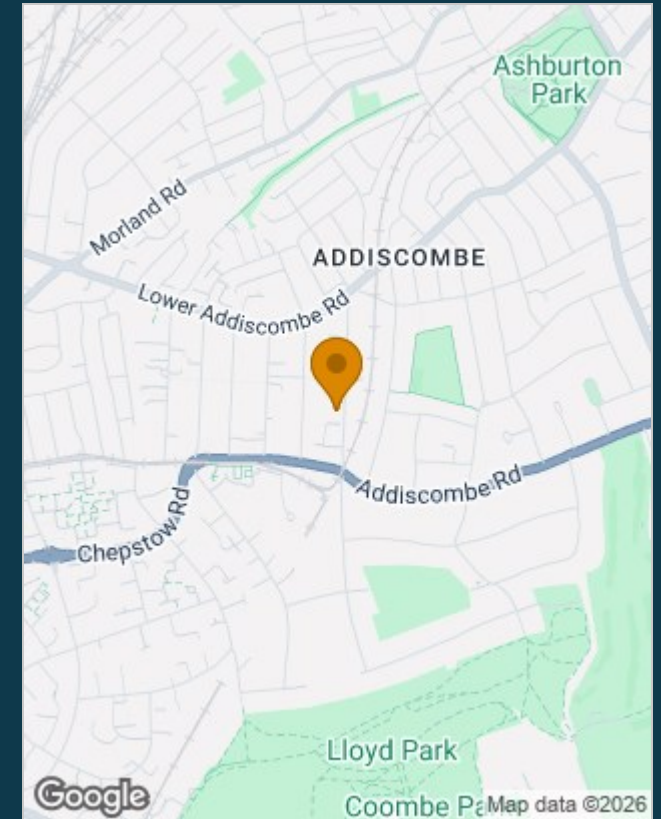
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Floor Plans

GROUND FLOOR
551 sq.ft. (51.2 sq.m.) approx.



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		
(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	

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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.