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MARRIOTT VERNON

ESTATE AGENTS



25 Alton Road, Croydon, CR0 4LZ

Asking price £400,000

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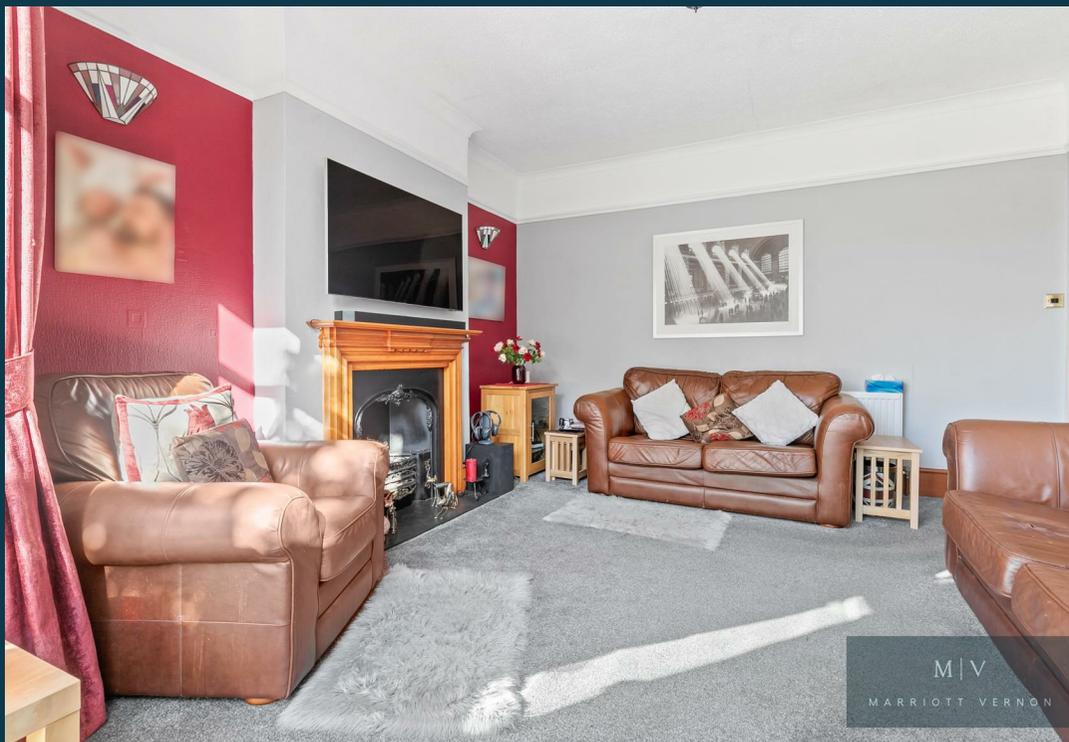
Asking price £400,000

Marriott Vernon present to the market this fantastic two/three double bedroom ground floor maisonette, set within an attractive double fronted detached property comprising just two maisonettes, boasting a delightful mature private garden and share of the freehold. Ideally located close to excellent transport links, shops and amenities, the property offers bright, well planned and versatile accommodation, including one/two reception rooms, well equipped kitchen and a family bathroom. Features include gas central heating, double glazing, quality floor coverings and own private entrance.

Accommodation comprises entrance hall leading into a generous reception room with ample space for relaxing and entertaining. The 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 three double sized bedrooms (with flexible option to utilise one as an additional reception/dining room as desired), plus a family bathroom with white three piece suite.

The property is very conveniently located just a short walk from both Waddon station, and Tramlink at Wandle Park, providing fast and frequent links to East Croydon station and Croydon town centre, as well as connections to Beckenham and Wimbledon. Purley Way is moments away, offering an array of branded shopping, supermarkets and leisure facilities including a cinema and restaurants, and Waddon Ponds, Duppas Hill Recreation Ground and Wandle Park are also within a short walk, providing delightful open space for recreation.







Floor Plans



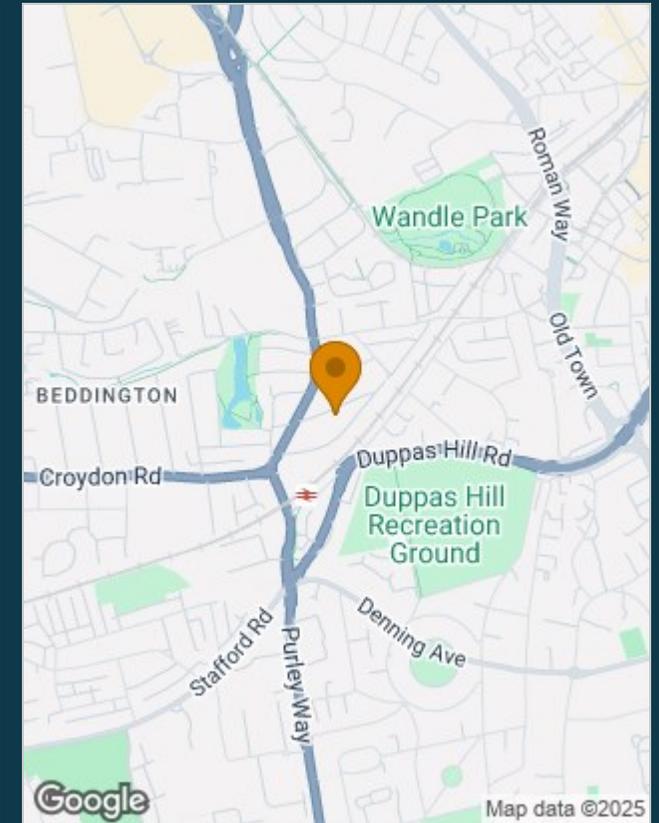
Viewing

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.

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Location Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	