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MARRIOTT VERNON

ESTATE AGENTS



152 Franklin Way, Croydon, CR0 4UW

Offers in excess of £280,000



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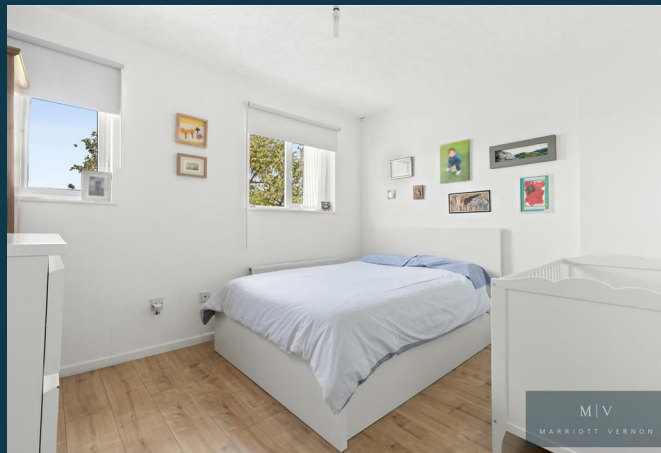
Offers in excess of £280,000

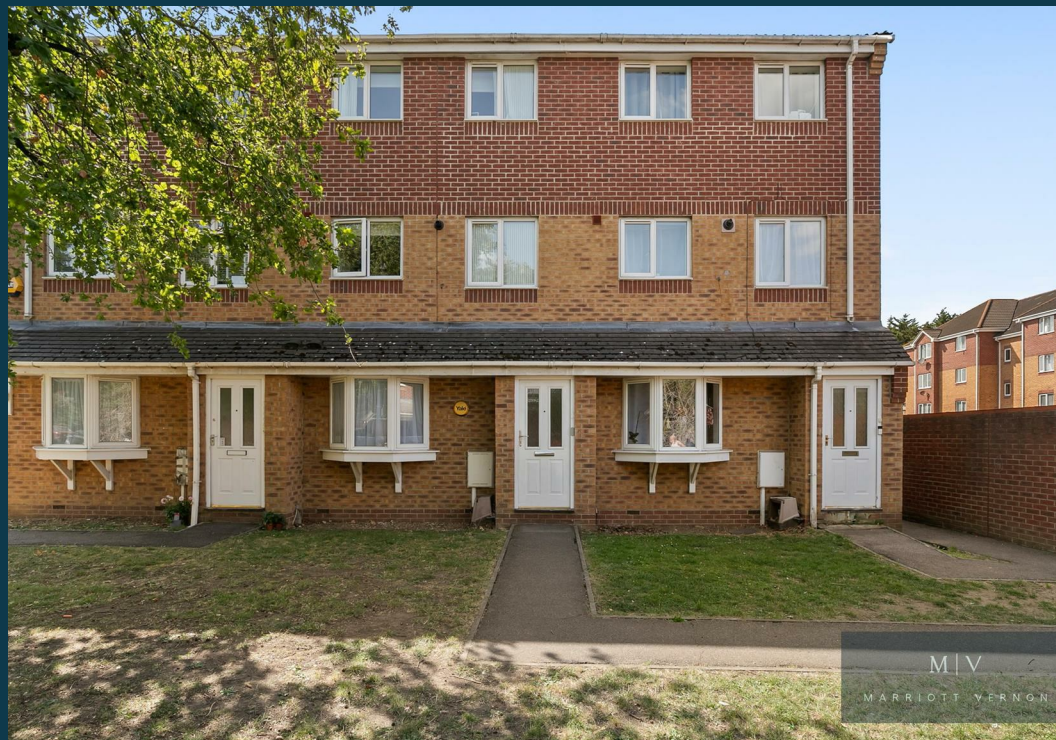
Marriott Vernon present to the market this well presented two bedroom split level first and second floor maisonette with allocated off street parking, ideally situated on a cul-de-sac on a popular purpose built development. The property offers bright and spacious accommodation arranged over two floors, with modern interiors and neutral finish throughout - ideal for homeowner or investor alike. Features include a generous reception room, well equipped kitchen, modern family bathroom, inbuilt storage (including access to loft space), gas central heating and double glazing. The development itself enjoys excellent amenities, including communal gardens, access to a doctor's surgery and nursery, as well as a fantastic position close to the Tramlink system.

Accommodation comprises entrance via the ground floor with stairs rising to the first floor landing, leading into the reception room with ample space for both relaxing and dining. The separate kitchen comprises a modern 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. To the second floor, there are two well sized double bedrooms, plus a family bathroom with white three piece suite.

The property is conveniently located within a short walk of Therapia Lane and Ampere Way Tramlink stations with useful connections into Croydon town centre and East Croydon station, as well as Wimbledon and Beckenham. Regular bus routes also provide useful links into Central Croydon. Croydon itself offers a huge array of shops, bars, restaurants and amenities, as well as mainline stations at East and West Croydon. Purley Way is also close-by for branded shopping, supermarkets, cinema complex and further leisure facilities.

Viewings are highly recommended.



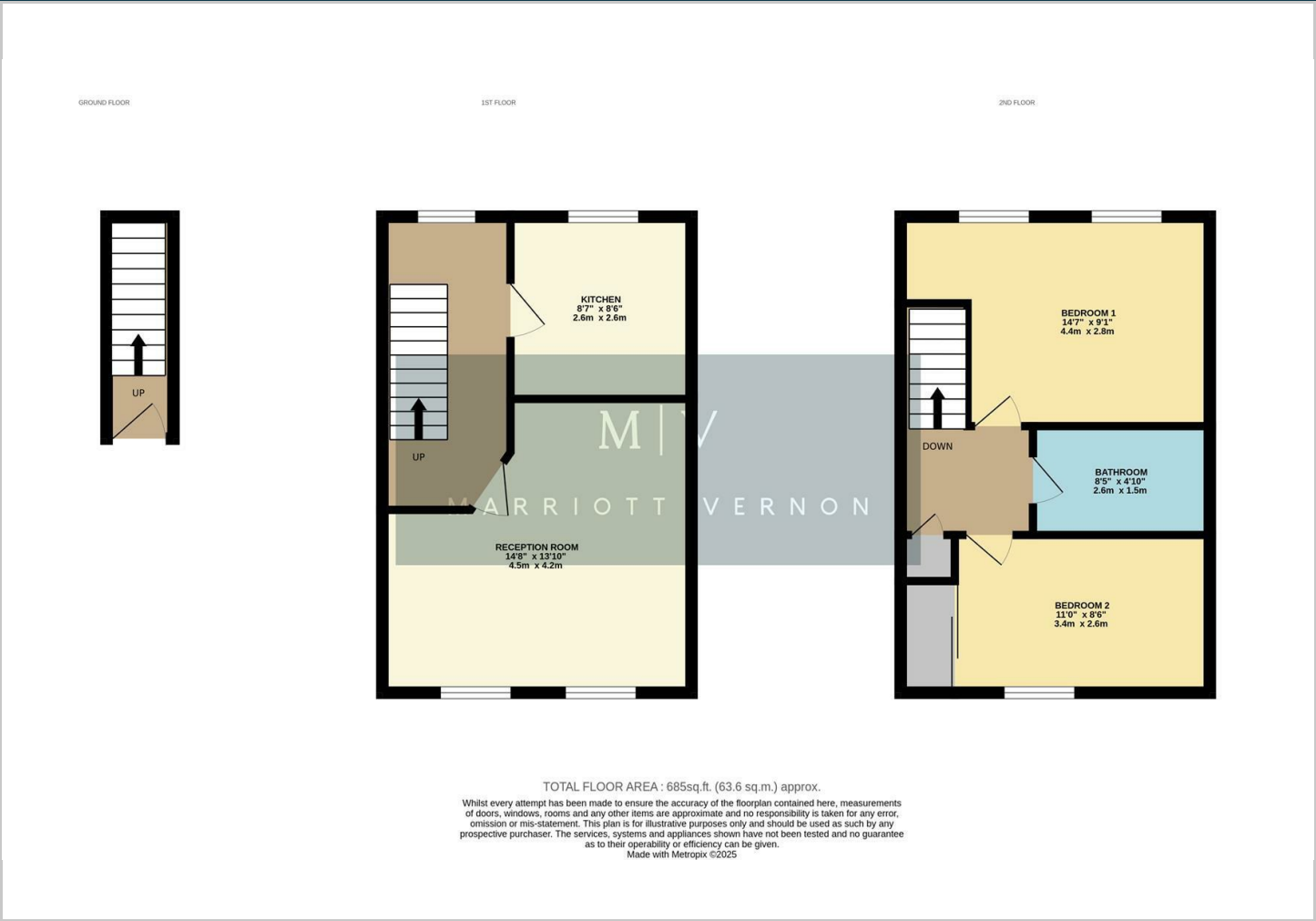




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Floor Plans



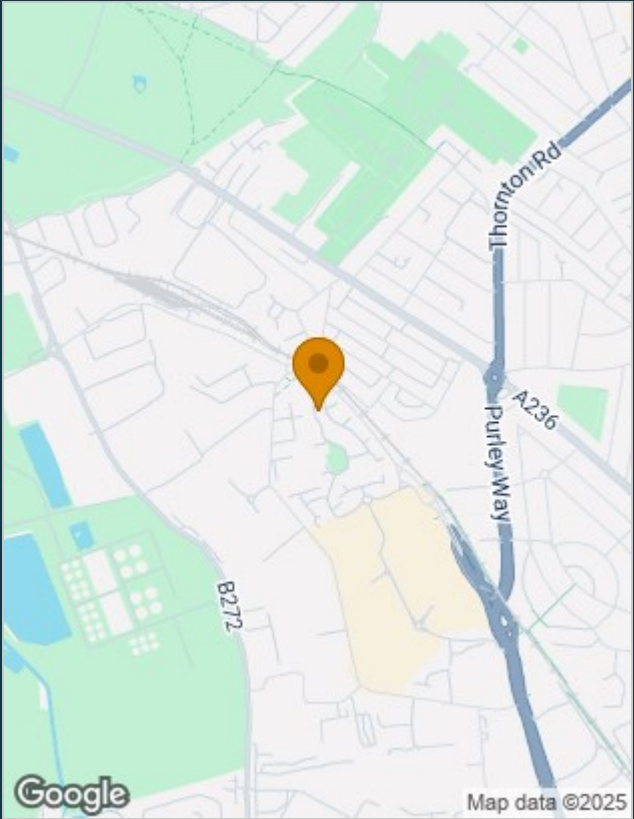
Viewing

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		
(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		