

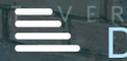
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MARRIOTT VERNON
ESTATE AGENTS



10 Brickwood Road, Croydon, CR0 6UL

Guide price £625,000



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Marriott Vernon present to the market this beautifully presented three bedroom semi detached house with private gardens to front and rear and no onward chain, enviably situated in a prime East Croydon location within just a short walk of East Croydon station and town centre amenities. The property offers bright and spacious accommodation with a wealth of period appeal and character, superbly maintained and appointed with stylish interiors and high quality finish throughout. Features include two generous reception rooms, newly fitted kitchen first floor bathroom and WC, gas central heating, double glazing, quality floor coverings and neutral decor.

Accommodation comprises entrance hall with stairs rising to the first floor, leading into the front aspect reception room with attractive bay window and feature fireplace. A further reception/dining room, again with feature fireplace, provides additional family living space, with sliding doors onto the garden. The separate kitchen comprises a newly updated range of matching wall and base units with work surfaces incorporating inset sink unit, induction hob with overhead extractor and oven below, and further space for appliances. To the first floor, there are three well proportioned bedrooms - two doubles and a further single - plus a modern bathroom with white suite and separate adjacent WC.

The property is superbly located within just a short walk of East Croydon station with superb connections into Central London as well as to Gatwick and the South Coast. The Tramlink service also offers excellent links to Wimbledon and Beckenham. Croydon town centre is close-by, offering a selection of branded shopping, bars, restaurants and leisure facilities and the area is also well served by good schools and open spaces including Park Hill Park.

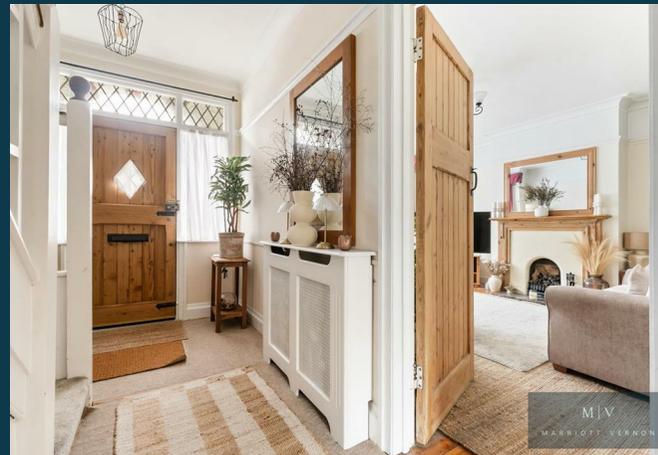
Viewings are highly recommended.



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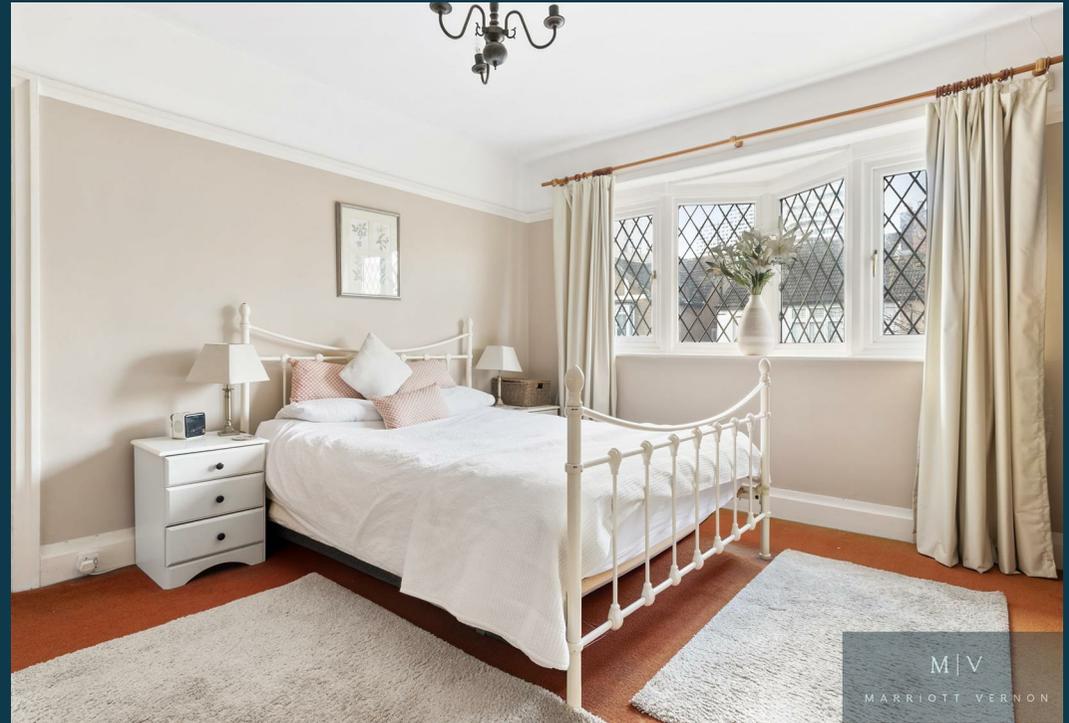
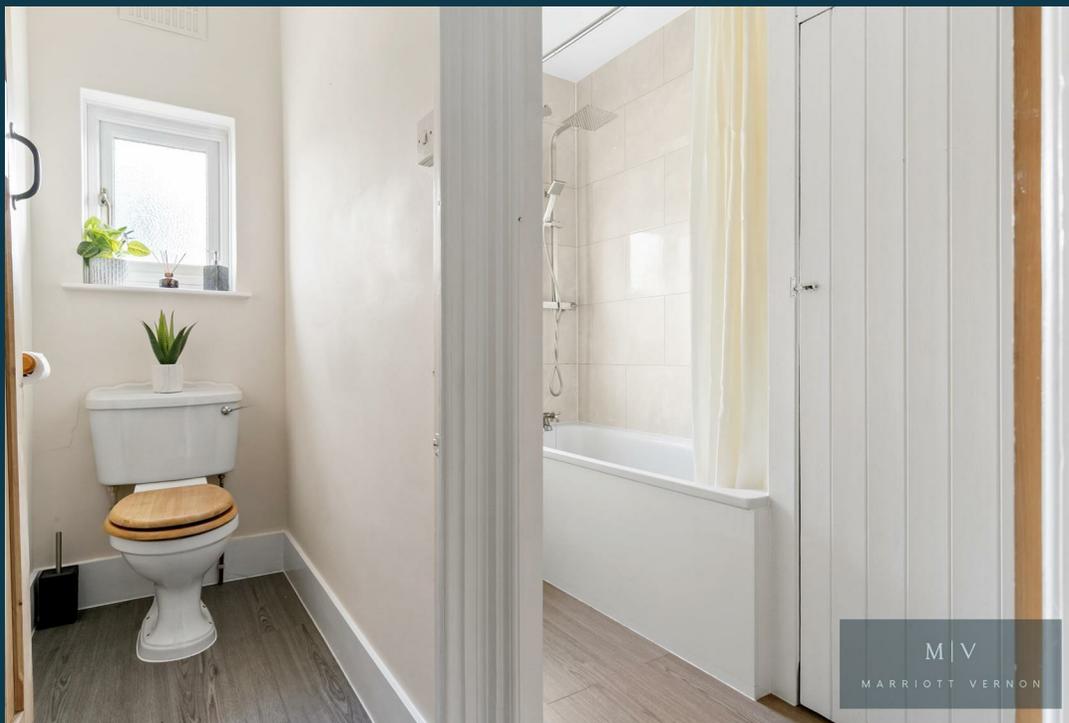
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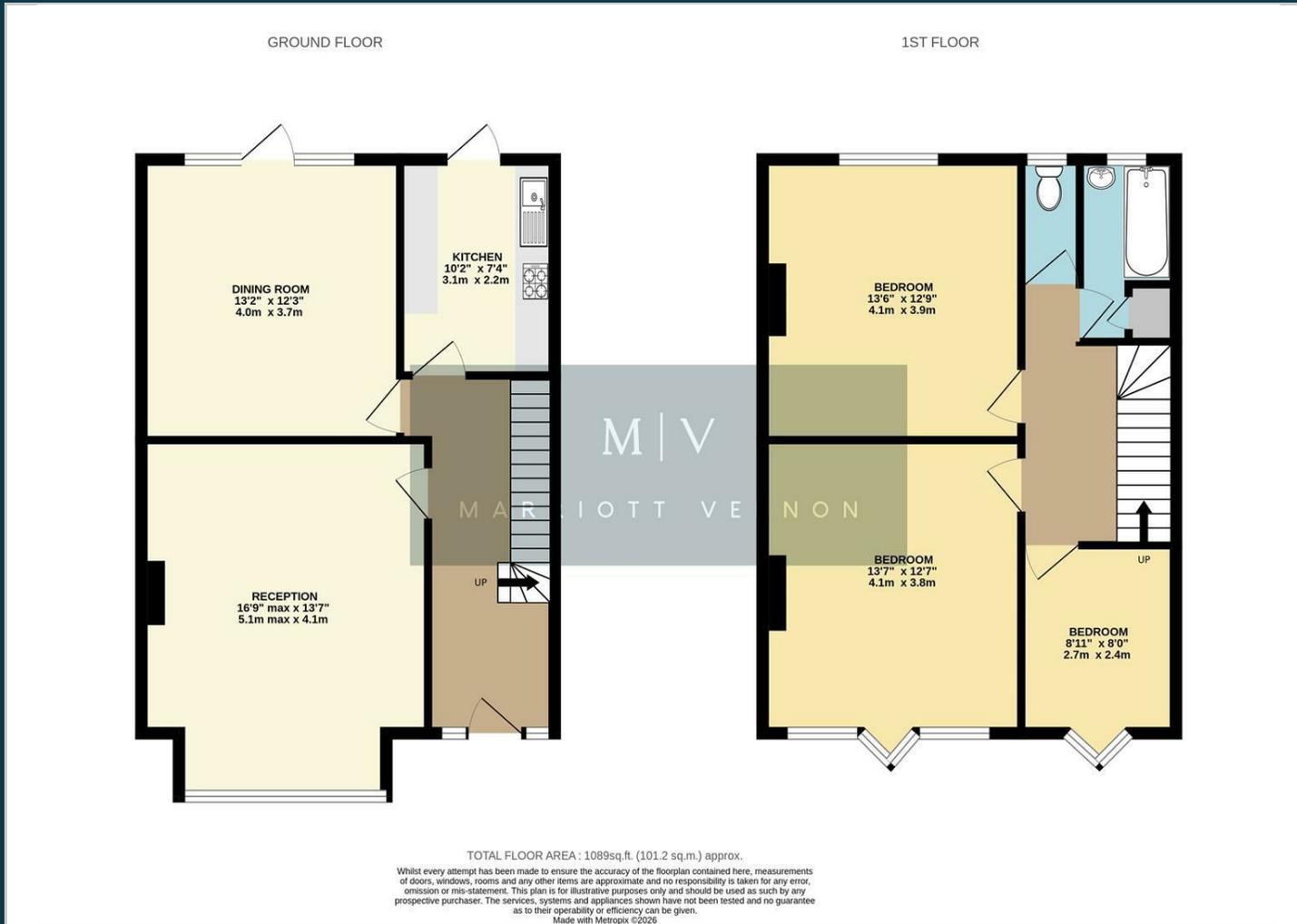


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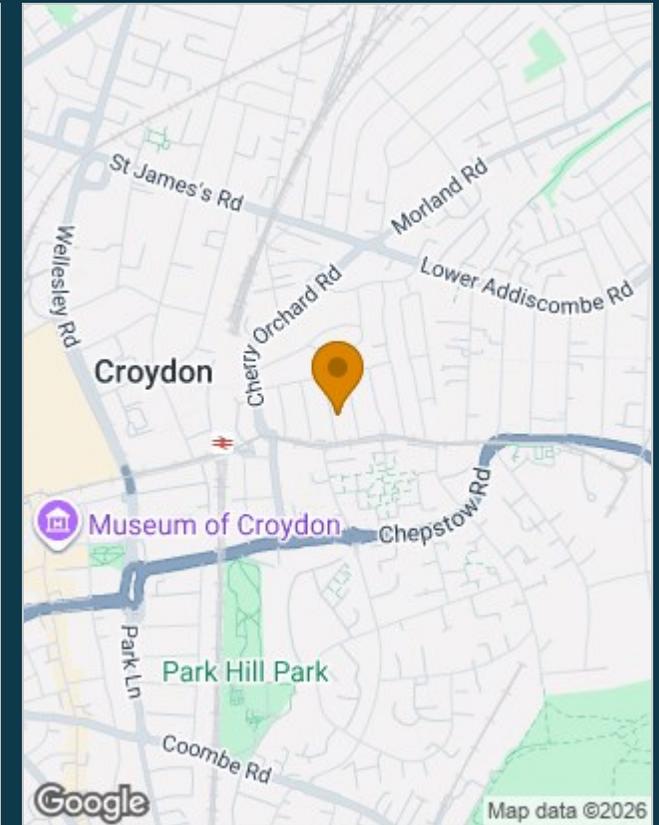




Floor Plans



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.

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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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	81
(69-80) C	
(55-68) D	67
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC