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MARRIOTT VERNON

ESTATE AGENTS



19 Crest Road, South Croydon, CR2 7JR

Asking price £575,000



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Well proportioned three bedroom semi detached family home with garage and off street parking, superbly situated on a generous 0.16 acre plot in a desirable location close to transport links, schools and amenities. The property, offered to the market with no onward chain, would now benefit from a programme of modernisation, but provides bright and spacious accommodation with enormous potential for uplift and improvement to suit own taste. Well planned living space with generous room sizes provides the perfect layout for modern family life, with features including two reception rooms, separate kitchen, upstairs bathroom/WC, older style double glazing and gas central heating.

Accommodation comprises entrance hall with stairs rising to the first floor, leading into the two reception rooms - one with front aspect, and the other opening onto the sizeable garden. The separate kitchen comprises an older style range of wall and base units with work surfaces incorporating inset sink unit and further space for appliances. To the first floor, there are three well proportioned bedrooms - two doubles and a single - plus a family bathroom and adjacent separate WC.

The property is superbly located within easy access of Tramlink from Coombe Lane, providing convenient links into East Croydon mainline station and linking the centres of Croydon, Beckenham and Wimbledon. South Croydon station is also within a short distance, with regular bus routes connecting Croydon town centre with its array of shops and amenities, as well as leisure facilities including a cinema complex. The area is also well served by excellent schools including Royal Russell, Whitgift and Coombe Wood School, as well as beautiful Croham Hurst Woods and Croham Hurst Golf Course.



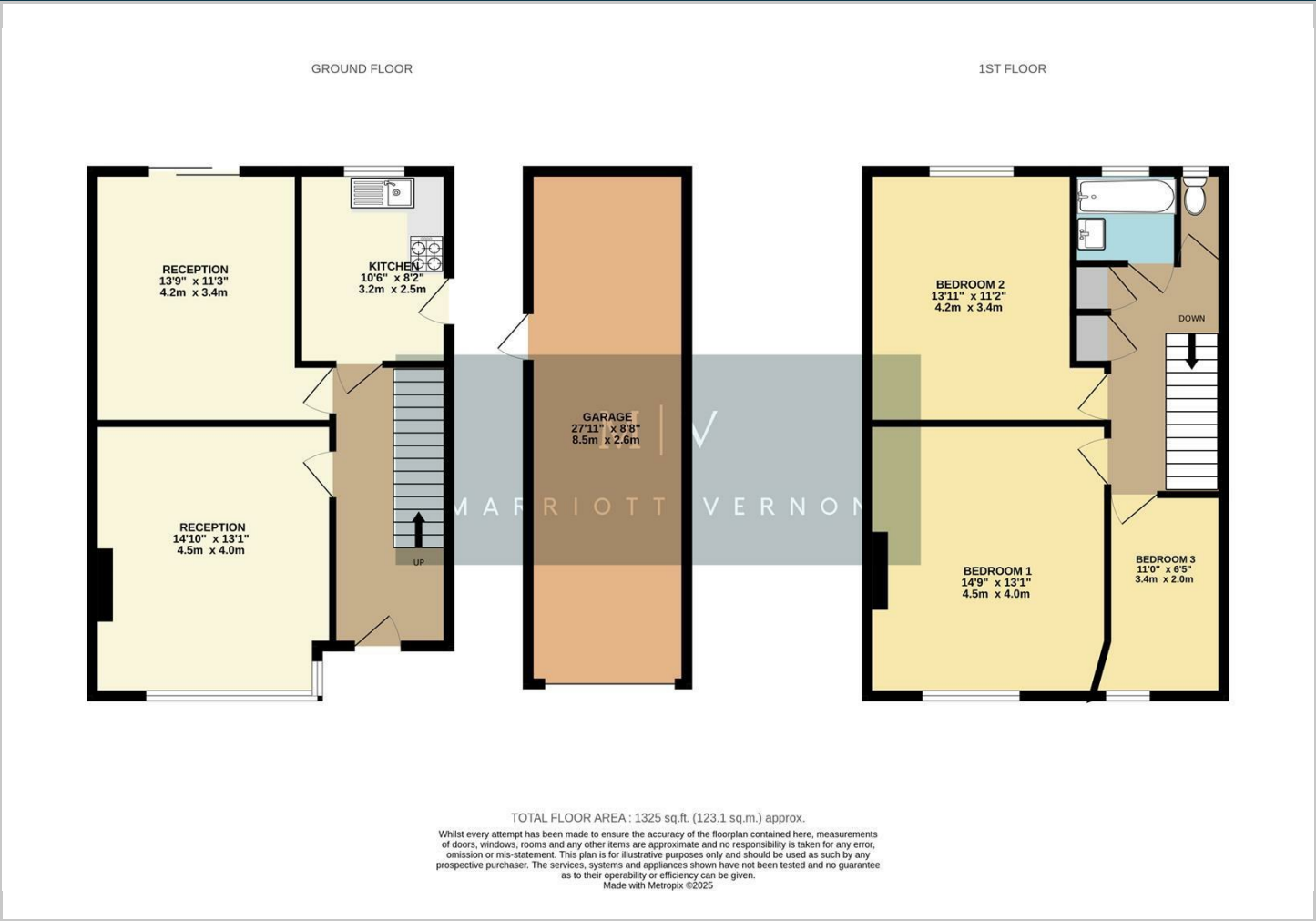




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Floor Plans



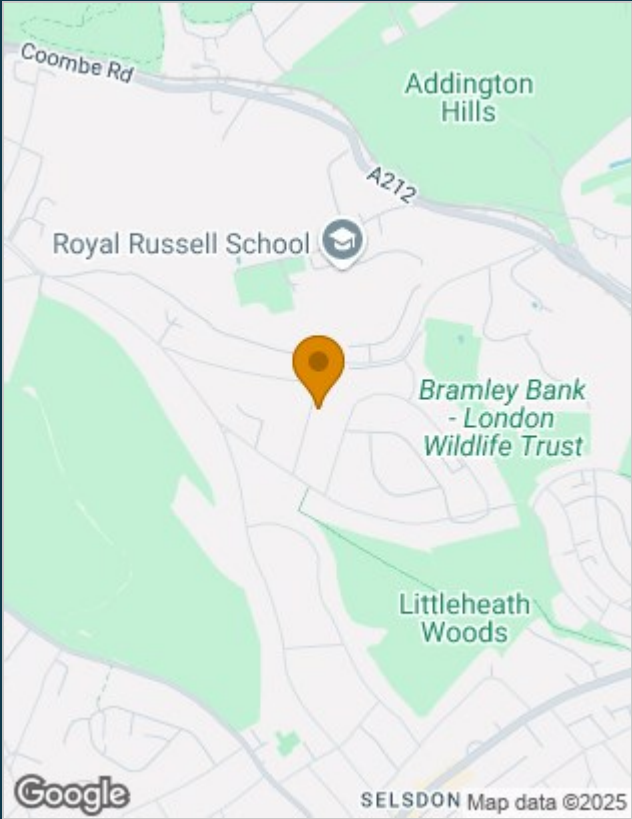
Viewing

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		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC