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MARRIOTT VERNON
ESTATE AGENTS



98 Uvedale Crescent, New Addington, CR0 0BQ

Asking price £375,000



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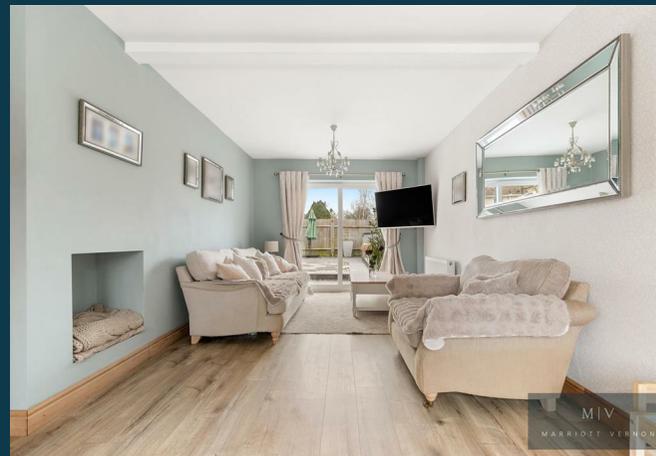
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Marriott Vernon present to the market this well presented two bedroom terraced property with private low maintenance garden and off street parking, conveniently located in a popular residential area close to transport links, schools and amenities. The property has been well maintained and appointed by the current owners, offering spacious accommodation with modern interiors throughout. Features include double length reception room opening onto the garden, well equipped kitchen, first floor family bathroom/WC, gas central heating, double glazing and quality floor coverings.

Accommodation comprises entrance hall with stairs rising to the first floor, leading into the bright reception room with window to front and sliding doors to the rear onto the garden. 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, electric oven, and further space for appliances. To the first floor, there are two well proportioned bedrooms, plus a family bathroom with modern bath suite and adjacent separate WC. In the rear garden the shed has electrics and plumbing to be used as a utility space.

The property is conveniently located within a short walk of local shops and further amenities, as well as Tramlink at New Addington with superb links to nearby East and West Croydon mainline stations. There is also a selection of excellent schools nearby, including Good Shepherd Catholic, Fairchildes, Applegarth, Tudors and Rowdown Primary schools, as well as lovely open spaces making this an ideal location for this excellent family home.

Viewings are highly recommended.



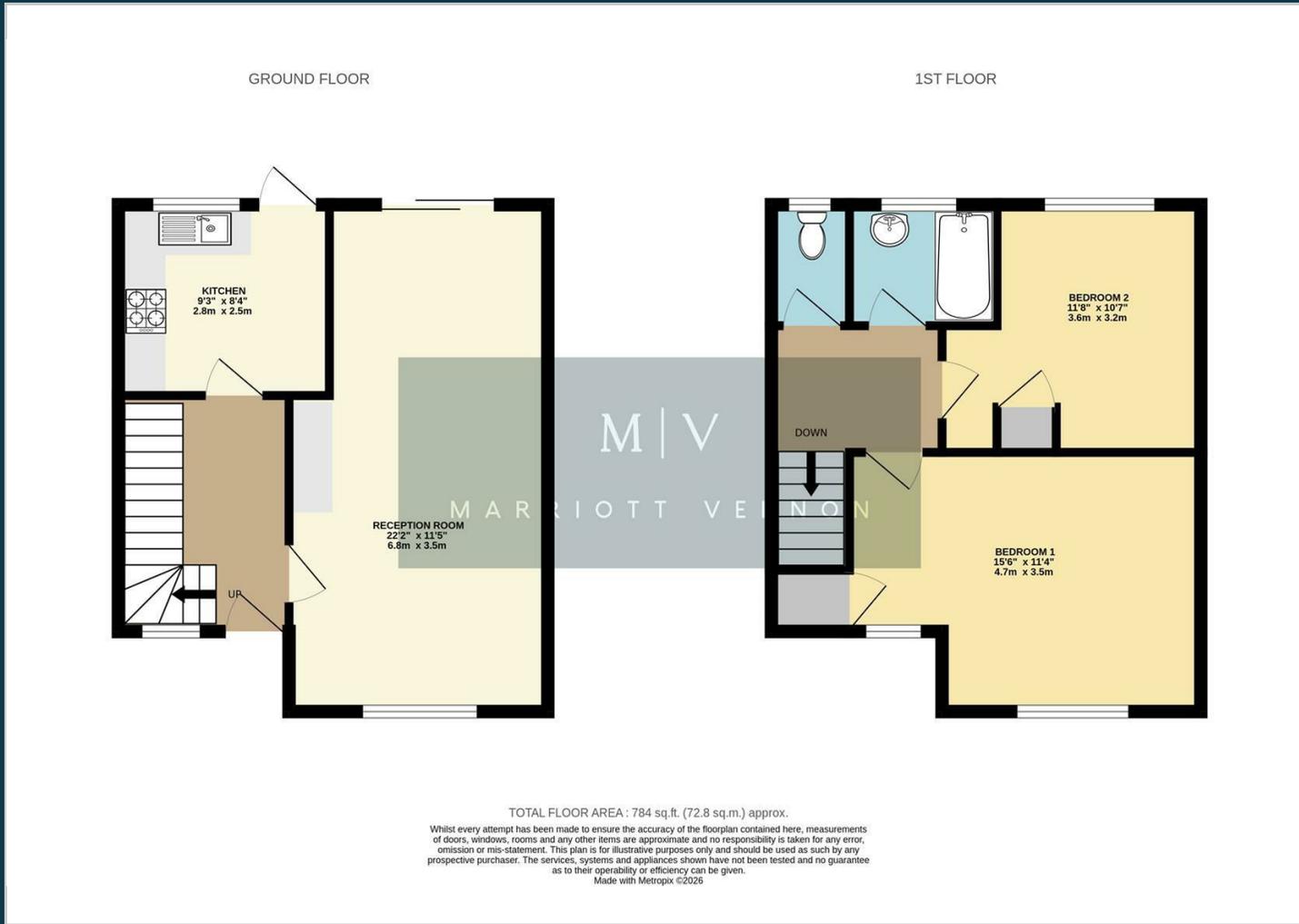




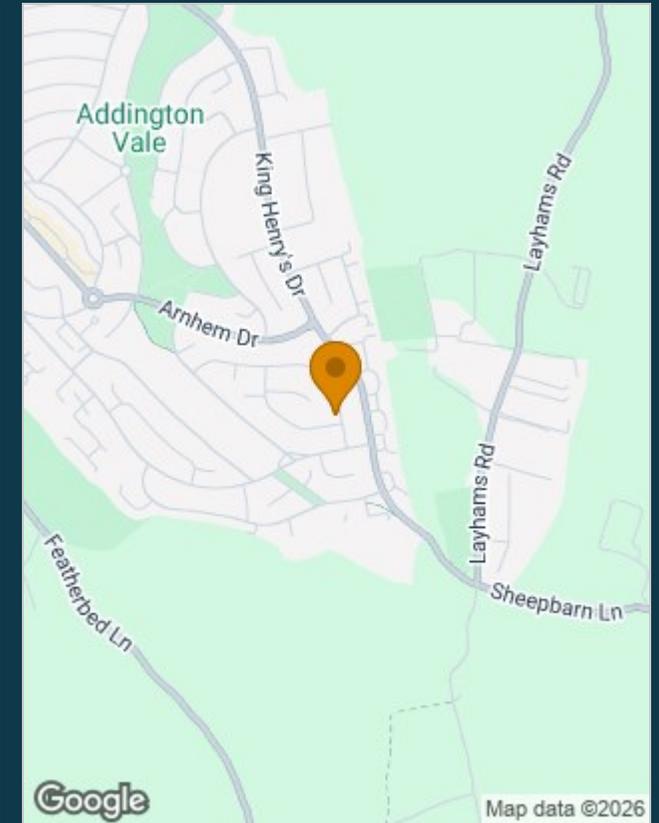
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Floor Plans



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B		
(69-80)	C	71	
(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	

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.