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MARRIOTT VERNON
ESTATE AGENTS



16 Bynes Road, South Croydon, CR2 0PR
Guide price £375,000



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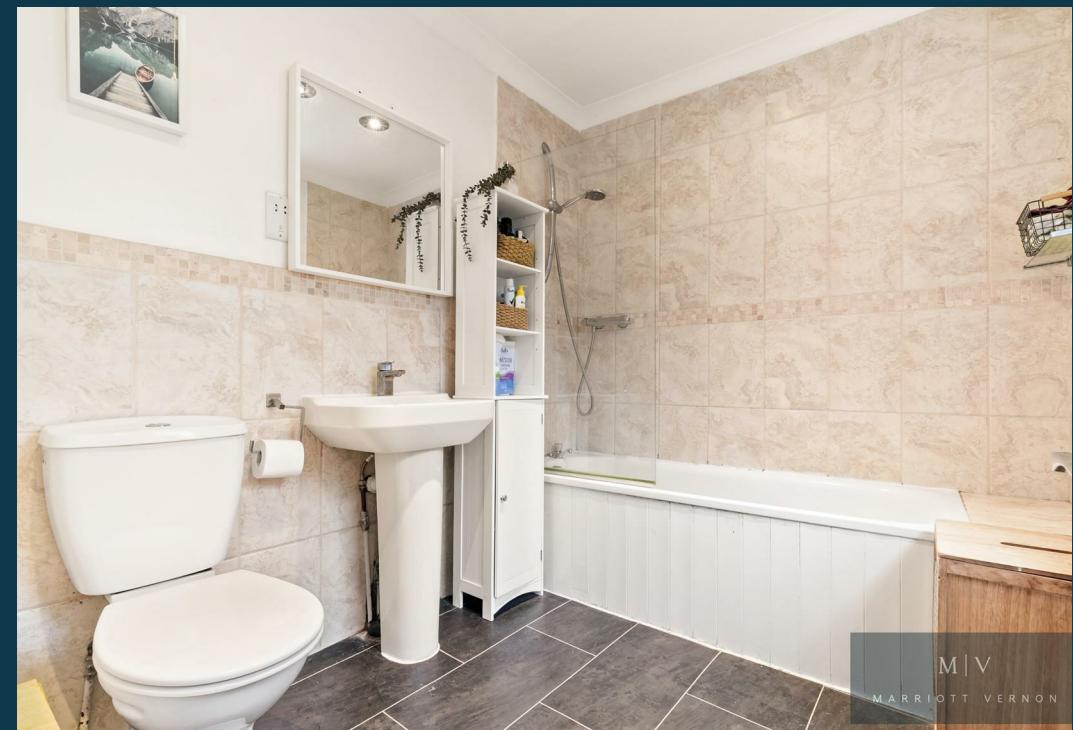
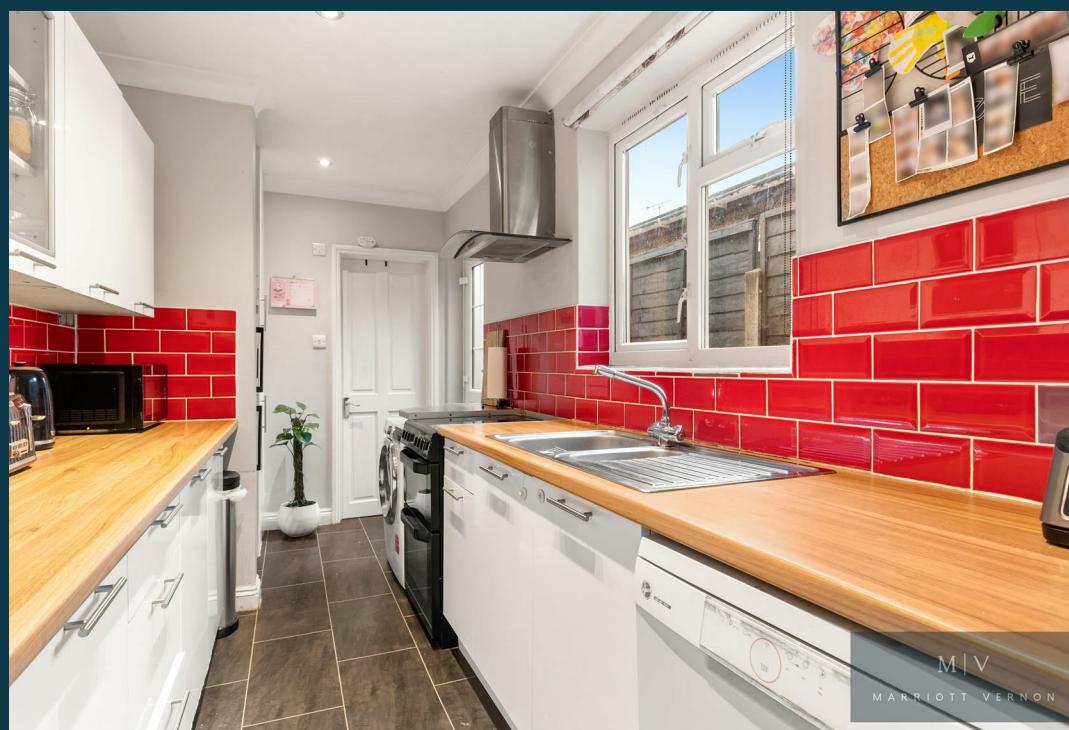
Marriott Vernon present to the market this charming two bedroom end of terrace house with south facing garden with side access, ideally situated in a popular South Croydon location, close to Sanderstead and Purley Oaks stations. The property offers bright, well planned accommodation with modern interiors and neutral finish throughout. Features include two generous reception rooms, a well equipped kitchen, downstairs family bathroom, shed with power supply, gas central heating, loft storage and double glazing.

Accommodation comprises entrance porch leading into the front aspect reception room with feature fireplace with log burning stove, and ample space for relaxing and entertaining. A further reception/dining room enjoys quiet rear aspect and access through to the well equipped kitchen. The kitchen itself, with door onto the garden, comprises a modern range of matching wall and base units with work surfaces incorporating inset sink unit, hob with overhead extractor, electric oven, and further space for appliances. A modern family bathroom completes the ground floor accommodation. To the first floor, there are two equally sized double bedrooms, with front and rear aspect respectively.

The property is superbly located within easy access of Purley Oaks and Sanderstead stations, providing convenient links into East Croydon mainline station, Central London and the surrounding area. Regular bus routes provide connections into nearby Croydon town centre with its array of shops and amenities, as well as leisure facilities including a cinema complex. South Croydon's 'Restaurant Quarter' is also within easy reach for a diverse selection of bars and restaurants, and Purley town centre just a short distance away for a further variety of supermarkets, shops and eateries.

Viewings are highly recommended.







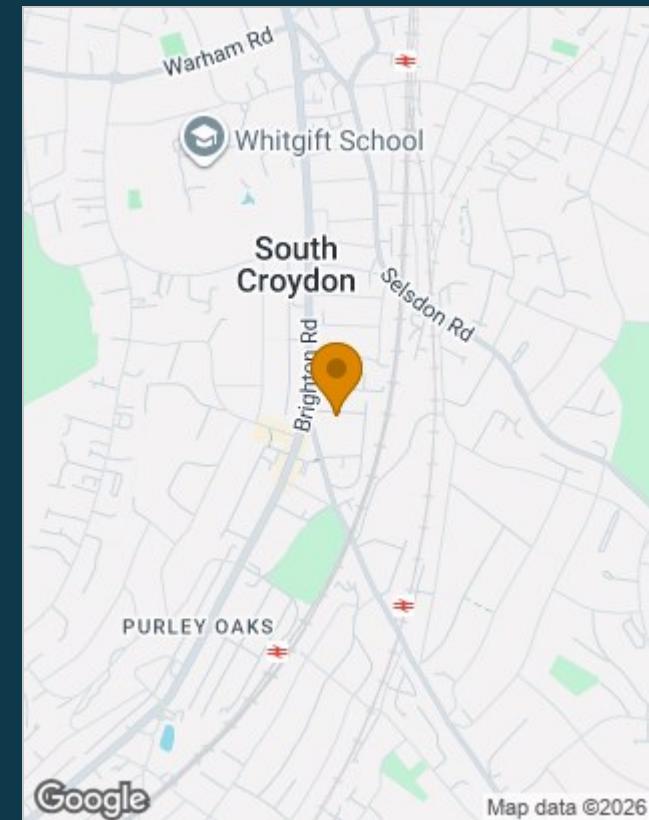
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Floor Plans



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		87
(81-91)	B		
(69-80)	C		
(55-68)	D		58
(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.