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MARRIOTT VERNON
ESTATE AGENTS



1A Bridge Row Cross Road, Croydon, CR0 6TF

£1,700 Per month

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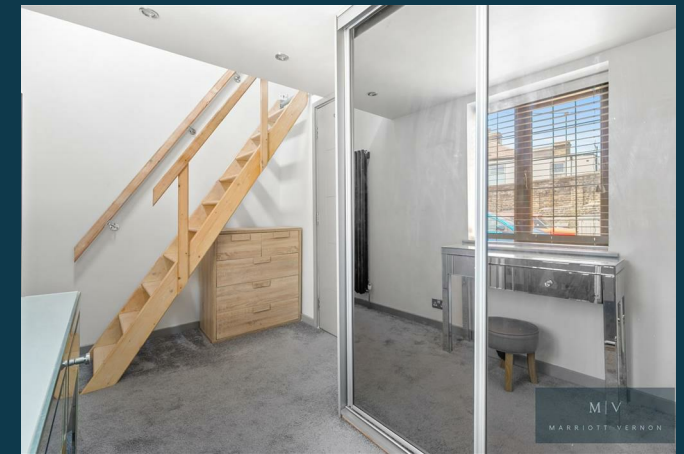
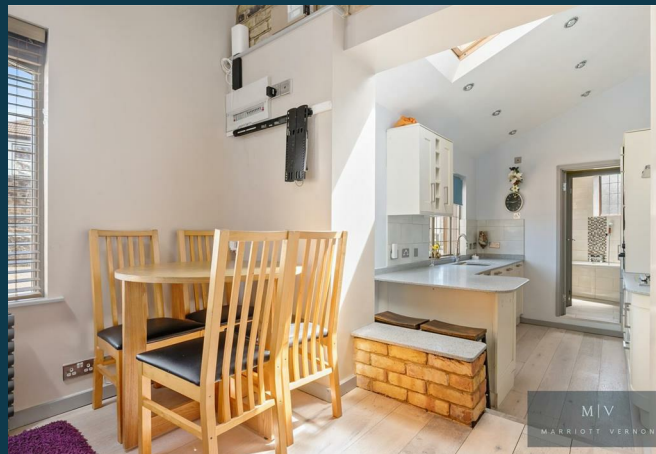
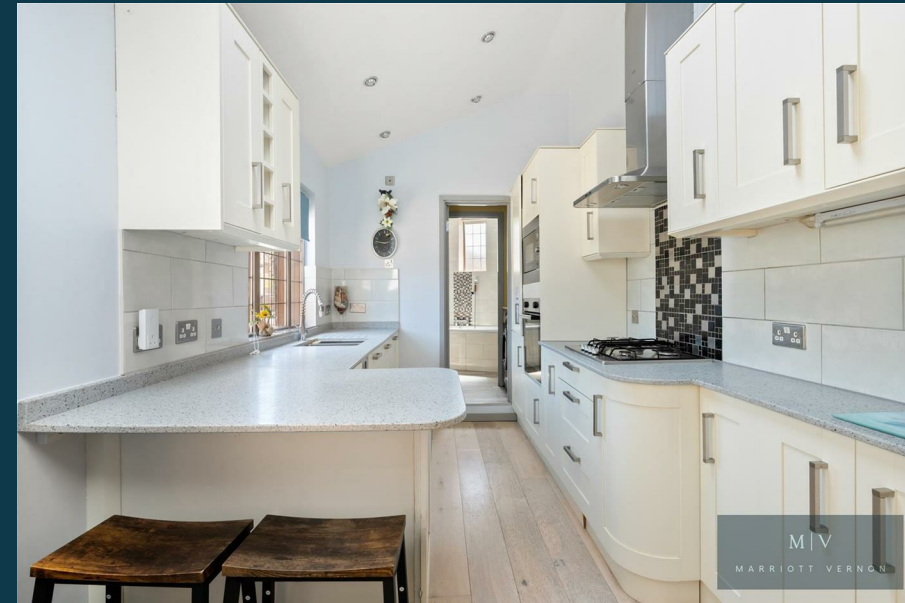
Well Presented Two Bedroom Detached Bungalow
Modern Interiors
Well Equipped Kitchen
Second Bedroom with First Floor Mezzanine Area
Moments from East Croydon Station and Tramlink

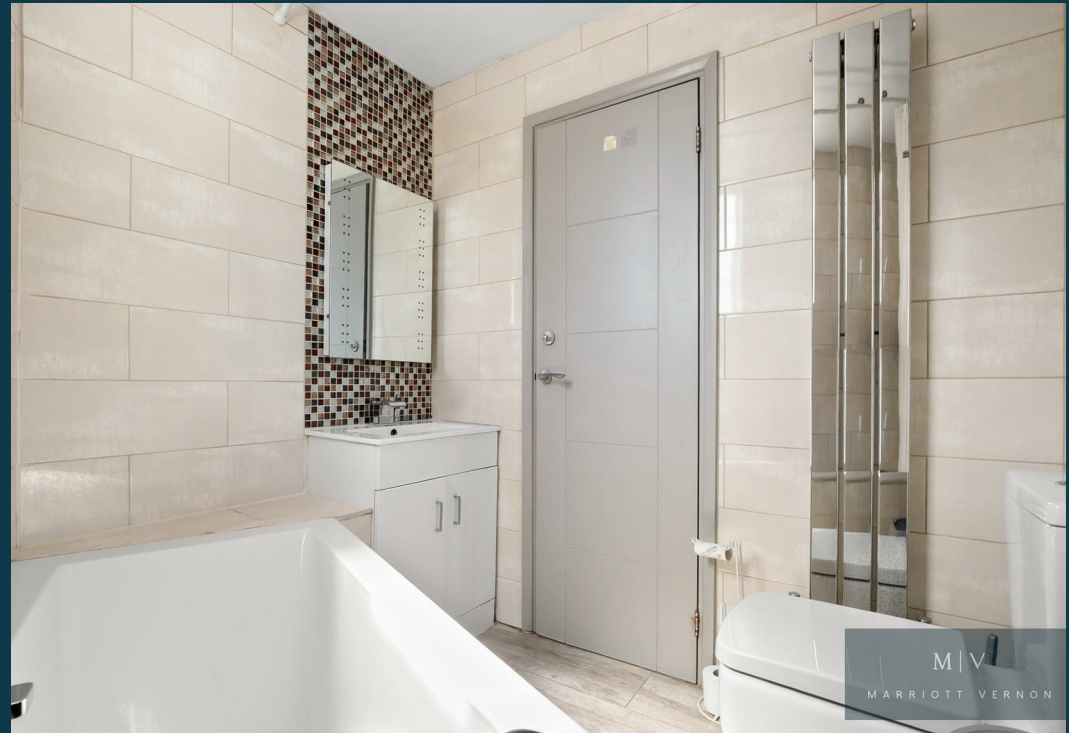
Small Secure Gated Development
Bright Reception Room
Modern Bathroom
Private Parking
Close to Town Centre Amenities

Marriott Vernon present this delightful two bedroom detached bungalow with private parking, set within a secure gated development, consisting of just two similar properties. The bungalow offers bright, well planned accommodation with modern interiors throughout - ideally situated just a short walk from East Croydon mainline station, Tramlink and town centre amenities. Features include an inviting reception area, well equipped kitchen, modern bathroom, and two well sized bedrooms – one with access to a first floor mezzanine area – gas central heating, double glazing and neutral décor.

Accommodation comprises entrance porch leading into the bright reception room with ample space for relaxing and dining, and open through to the kitchen. The 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. There are two bedrooms, each with inbuilt wardrobes, and stairs rising to the mezzanine area with pitched ceiling from the second bedroom. A modern bathroom with white three piece suite completes the accommodation.

The property is located moments from 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. There are an array of local shops, bus routes and amenities nearby, and Croydon town centre is just a short distance away offering a larger selection of branded shopping, bars, restaurants and leisure facilities.



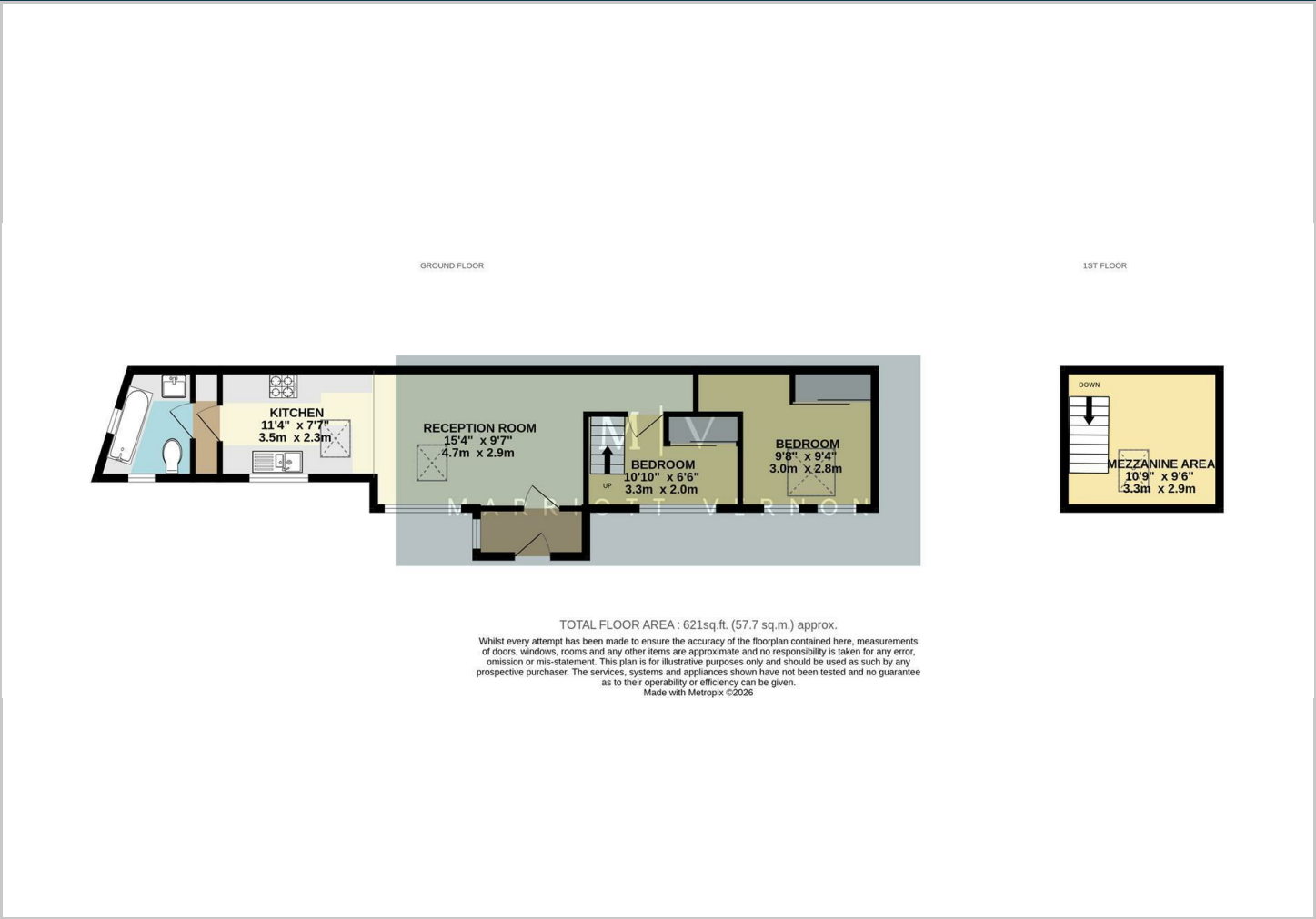




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Floor Plans



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		
(81-91) B		
(69-80) C	72	78
(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.