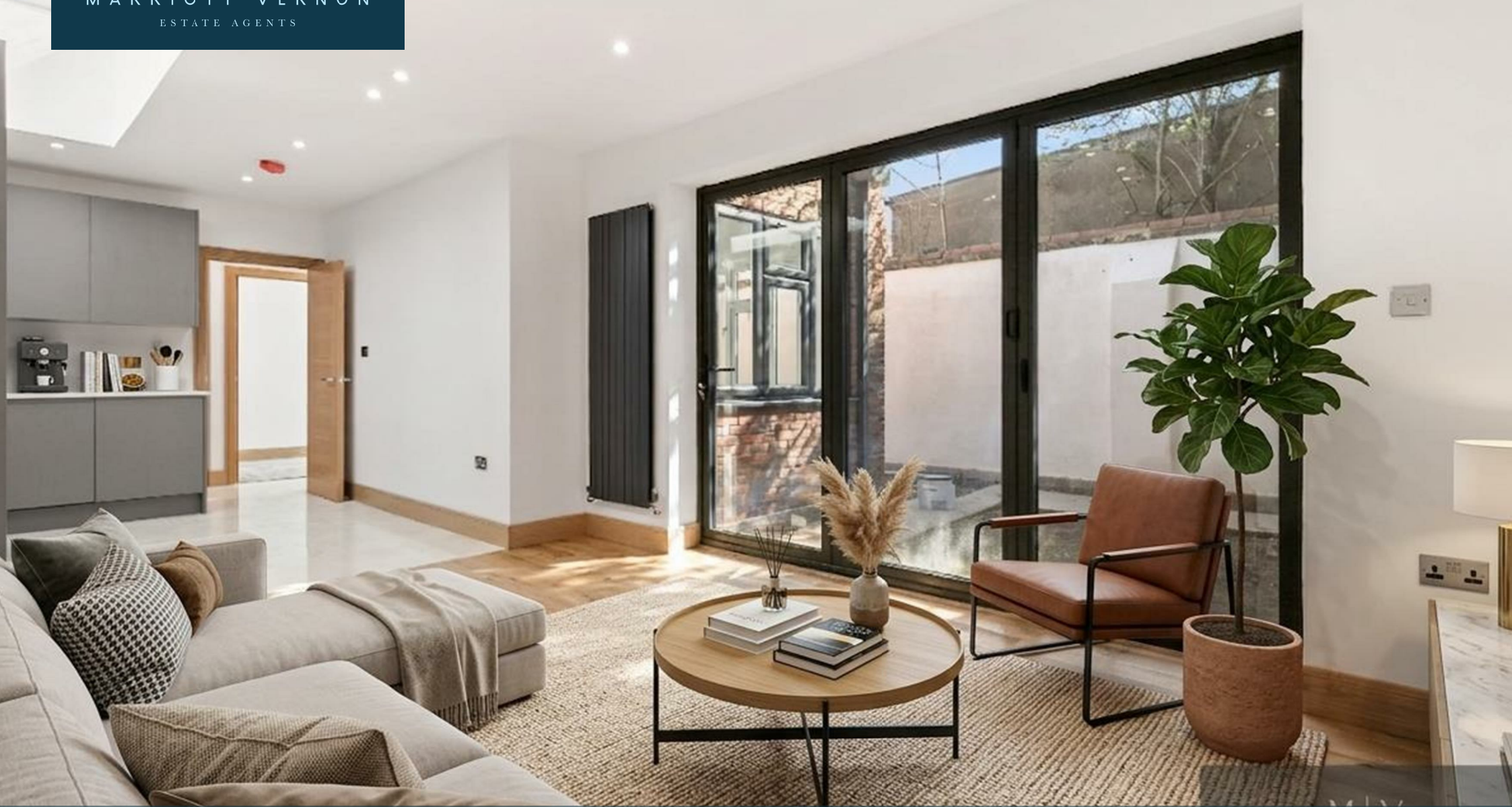


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ESTATE AGENTS



19B Ashburton Road, Croydon, CR0 6AP

Offers in excess of £400,000



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# 19B Ashburton Road

Croydon, CR0 6AP

Marriott Vernon present to the market this recently built two bedroom semi-detached bungalow with private courtyard, private parking, ideally situated on a main road. This two bedroom recently built bungalow offers bright, well planned accommodation with modern interiors and a high quality finish throughout. Features include a dual aspect open plan living space, contemporary kitchen and bathroom, skylight to the kitchen area, central heating and double glazing.

## Double Glazing & Gas Central Heating      No Onward Chain

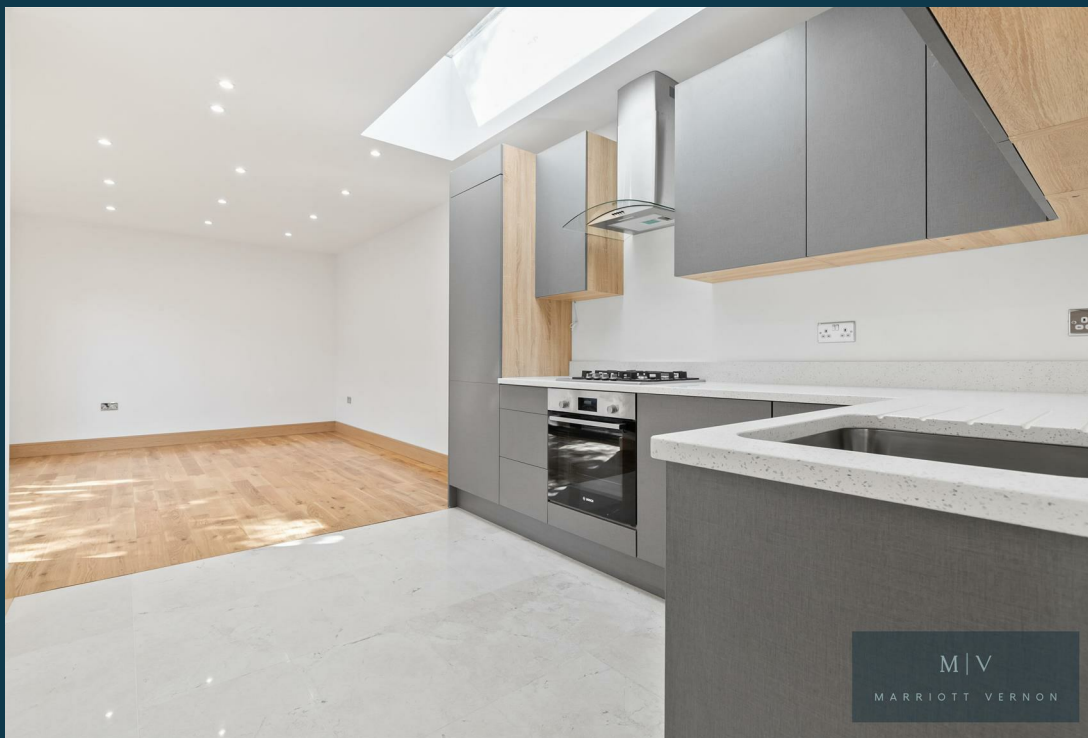
Accommodation comprises entrance hall leading through to two bedrooms, a stylish family bathroom and a spacious dual aspect open plan kitchen/reception room. The reception area provides ample space for relaxing and entertaining, with bi-fold doors opening directly onto a private courtyard, creating an ideal indoor-outdoor living environment. The kitchen area is well equipped with a modern range of matching wall and base units with work surfaces incorporating inset sink unit, gas hob with overhead extractor, electric oven, enhanced by a skylight allowing for plenty of natural light.

Externally, the property benefits from a private courtyard garden, ideal for al fresco dining, along with private parking.

The property is conveniently located within easy access of local transport links, providing connections into East Croydon mainline station and Central London. Croydon Town Centre is within easy reach, offering a wide variety of shops, restaurants and leisure facilities. The surrounding area also provides a selection of local amenities, making this an ideal purchase for first time buyers, downsizers or investors.

Offers in excess of £400,000





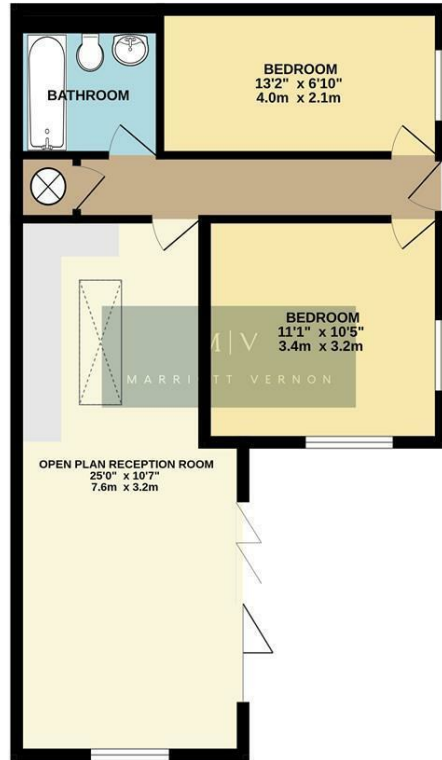


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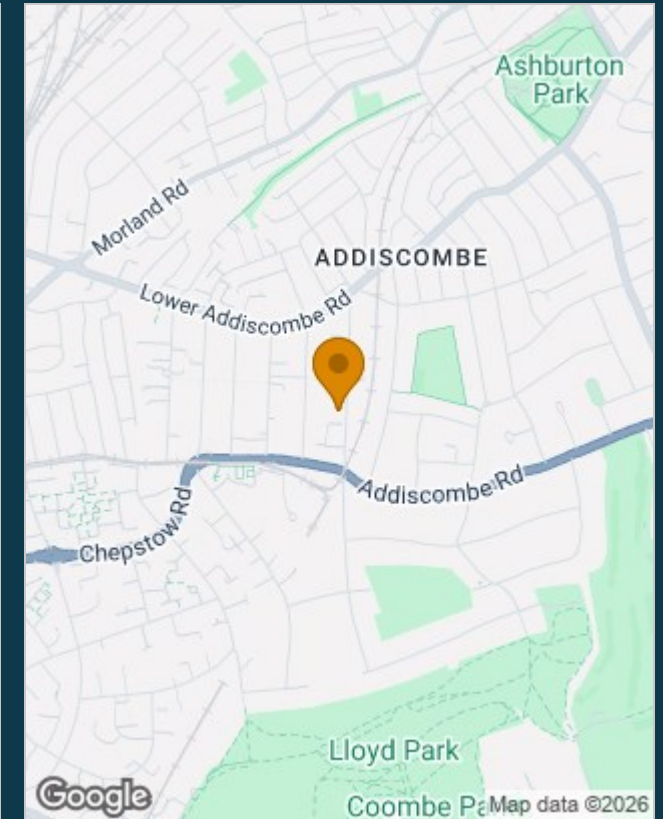
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## Floor Plans

GROUND FLOOR  
551 sq.ft. (51.2 sq.m.) approx.



## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.