

M | V

MARRIOTT VERNON  
ESTATE AGENTS



Brownlow Road, Croydon, CR0 5JT

Guide price £475,000



M | V

MARRIOTT VERNON

2 D



# 20 Brownlow Road

Croydon, CR0 5JT

Guide price £475,000

\*\*\*Guide Price £475,000-£500,000\*\*\*

Marriott Vernon are delighted to offer this well proportioned four bedroom townhouse with low maintenance garden, garage, off street parking and no onward chain, ideally situated in the highly sought after Park Hill area, just a short distance from East Croydon station and town centre amenities. The property offers well planned, versatile accommodation over three floors, including a spacious reception room, separate well equipped kitchen and dining area, family bathroom, ground floor bedroom and bonus shower room, gas central heating, double glazing, and ample inbuilt storage.

Accommodation comprises entrance hall with inbuilt storage and personal door to the garage, leading into a useful ground floor bedroom and adjacent utility/shower room, both with access to the garden. To the first floor, the large reception room provides ample space for relaxing and entertaining, opening through to the dining area and separate kitchen. The kitchen itself comprises a modern range of matching wall and base units with work surfaces incorporating inset sink unit, inbuilt hob with overhead extractor, electric oven, and further space for appliances. To the second floor, there are three well sized bedrooms and a family bathroom with three piece suite.

The property is superbly located within a short walk of 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. Croydon town centre is just a short distance away offering a huge selection of branded shopping, bars, restaurants and leisure facilities and the area is also well served by good schools and open spaces.

Viewings are highly recommended.

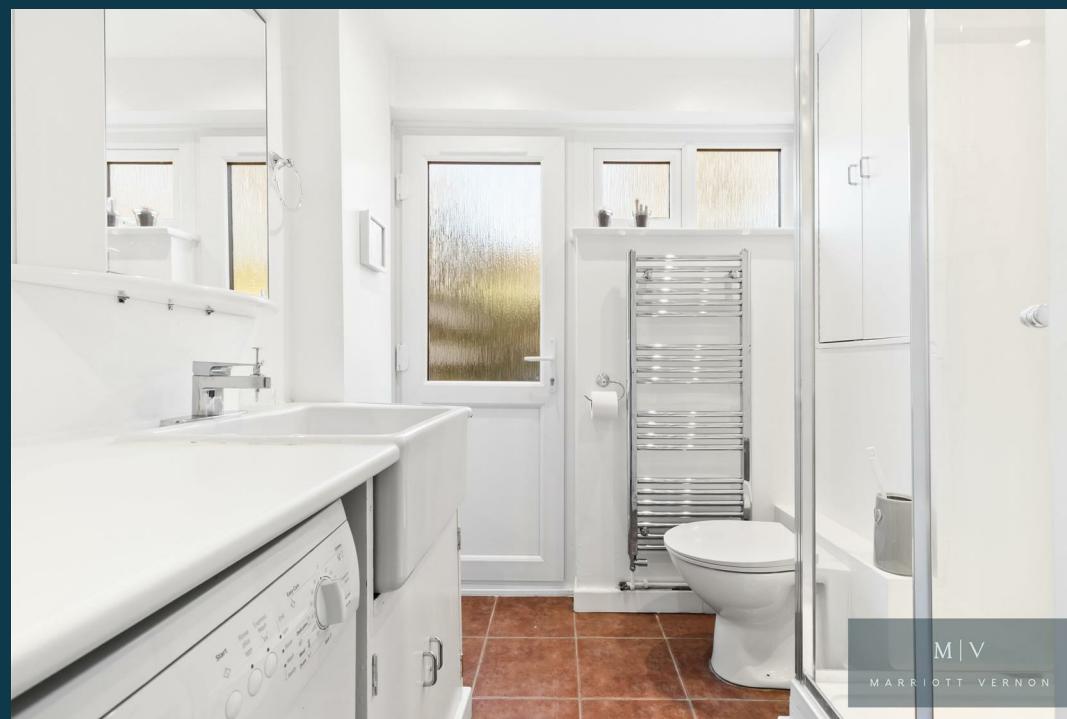




M | V  
MARRIOTT VERNON



M | V  
MARRIOTT VERNON



M | V  
MARRIOTT VERNON



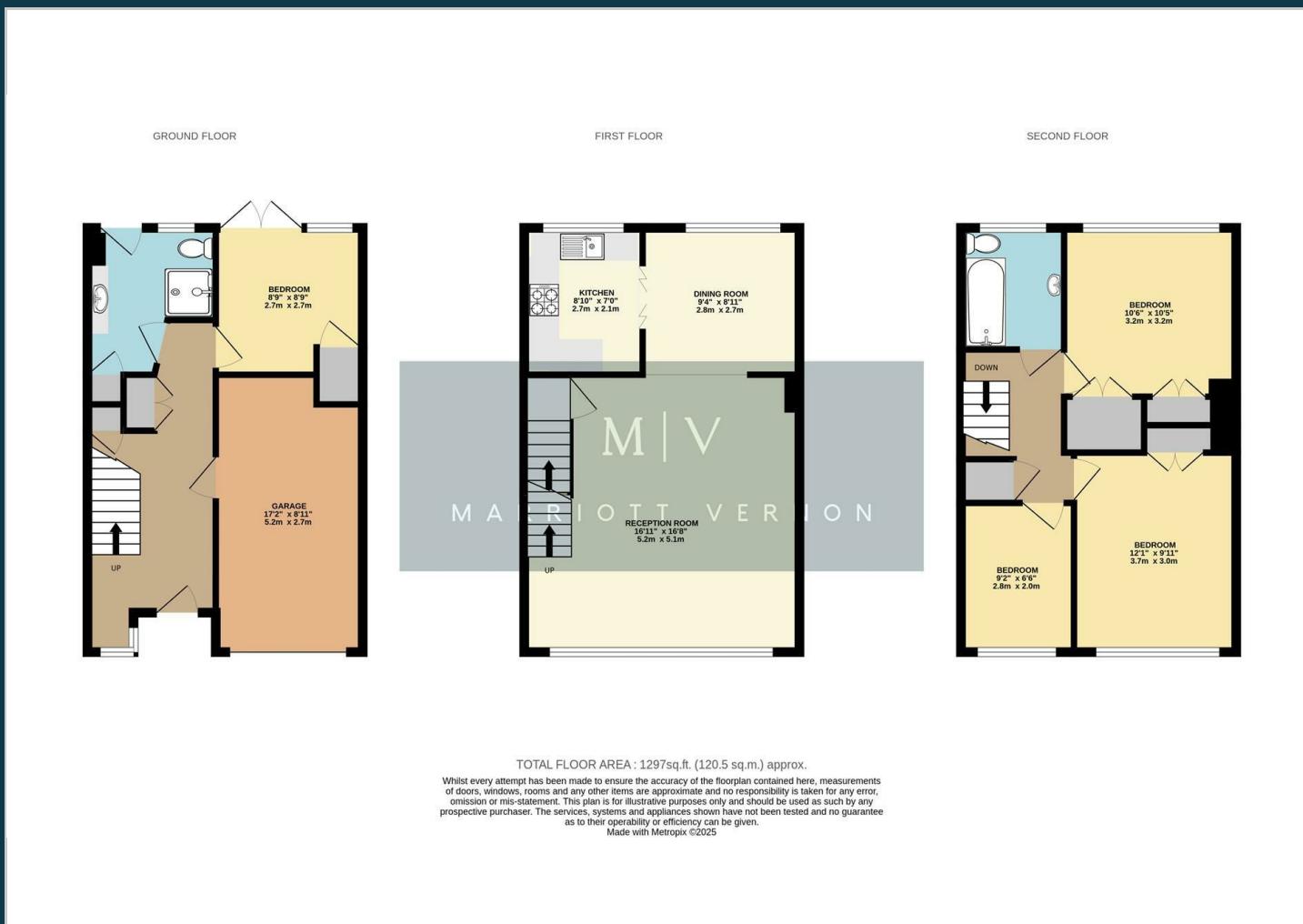
M | V  
MARRIOTT VERNON



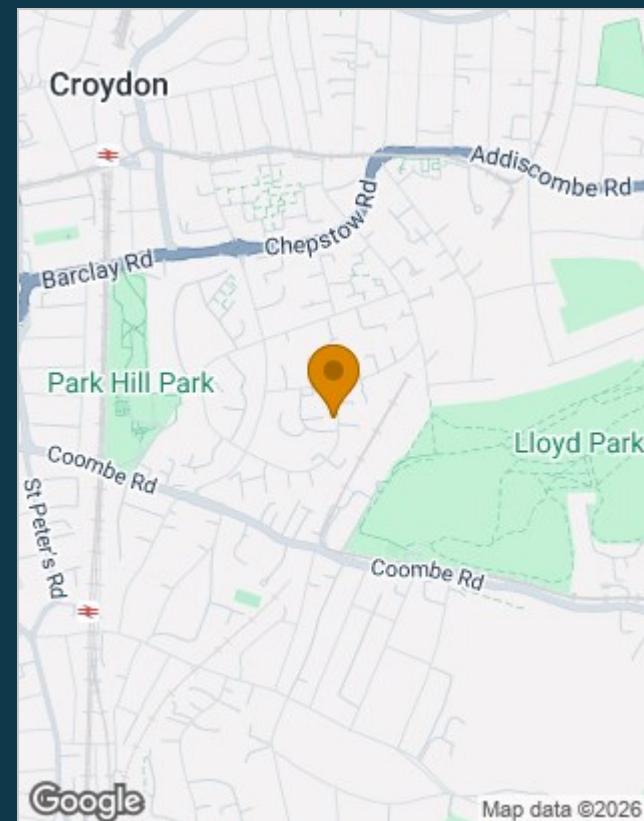
M | V

MARRIOTT VERNON

## Floor Plans

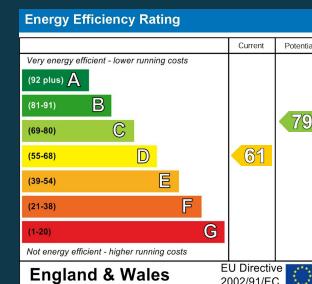


## Location Map



## 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.



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.