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MARRIOTT VERNON

ESTATE AGENTS

31 Fawcett Road, Croydon, CR0 1SP

Offers in excess of £365,000



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Marriott Vernon present this gorgeous two double bedroom terraced house, superbly situated in a sought after central location just a short walk from transport links and amenities in the heart of Croydon. Boasting a private garden and no onward chain, the property offers ideal living space for a modern lifestyle, with two separate reception rooms, a quality fitted kitchen and modern bathroom. Appealing to homeowner or investor alike, the property further features gas central heating, double glazing, neutral decor and attractive floor coverings throughout.

The property comprises; front door opening into an inviting reception room with fireplace, currently laid out as a dining room. The front reception opens through to a further reception/lounge area, open plan to the kitchen and enjoying direct access onto the delightful garden. The kitchen area comprises a range of white fronted wall and base units with work surfaces incorporating inset sink unit, hob with overhead extractor, electric oven, and further space for appliances. A rear lobby with inbuilt storage, leads to the bathroom with modern suite. To the first floor, there are two equally sized double bedrooms, each with inbuilt wardrobes.

The property is located just a short walk from the centre of Croydon with its variety of shops, restaurants and amenities. East Croydon station is also close-by, providing excellent links into Central London, and to Gatwick and the South Coast, whilst Tramlink and bus services provide local connections. The area is also well served by good schools and open spaces.

Viewings are highly recommended.







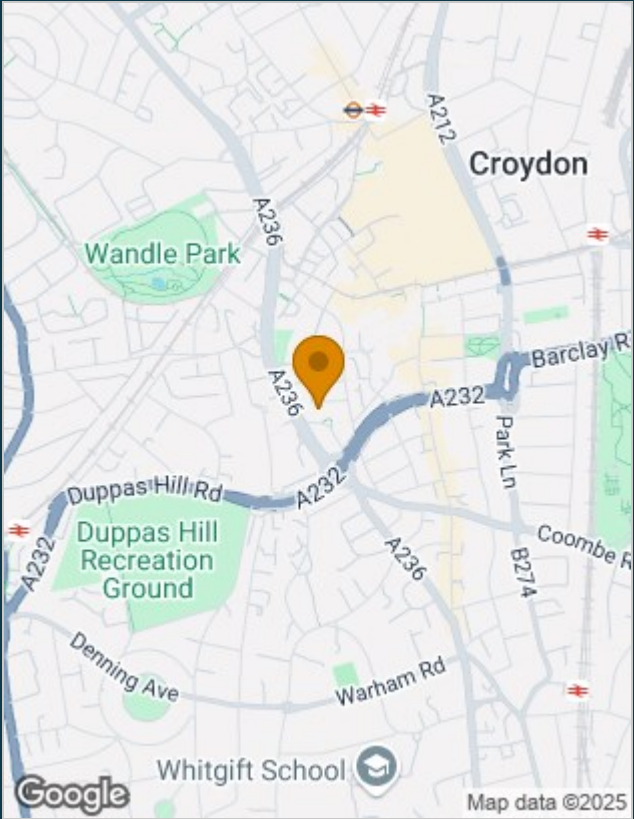
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Floor Plans

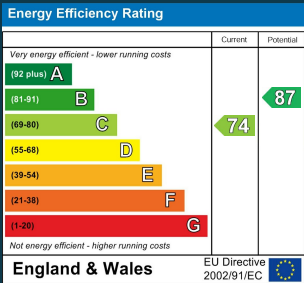


Location Map



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.



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.