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MARRIOTT VERNON  
ESTATE AGENTS



12 Temple Road, Croydon, CR0 1HT

Offers in excess of £400,000



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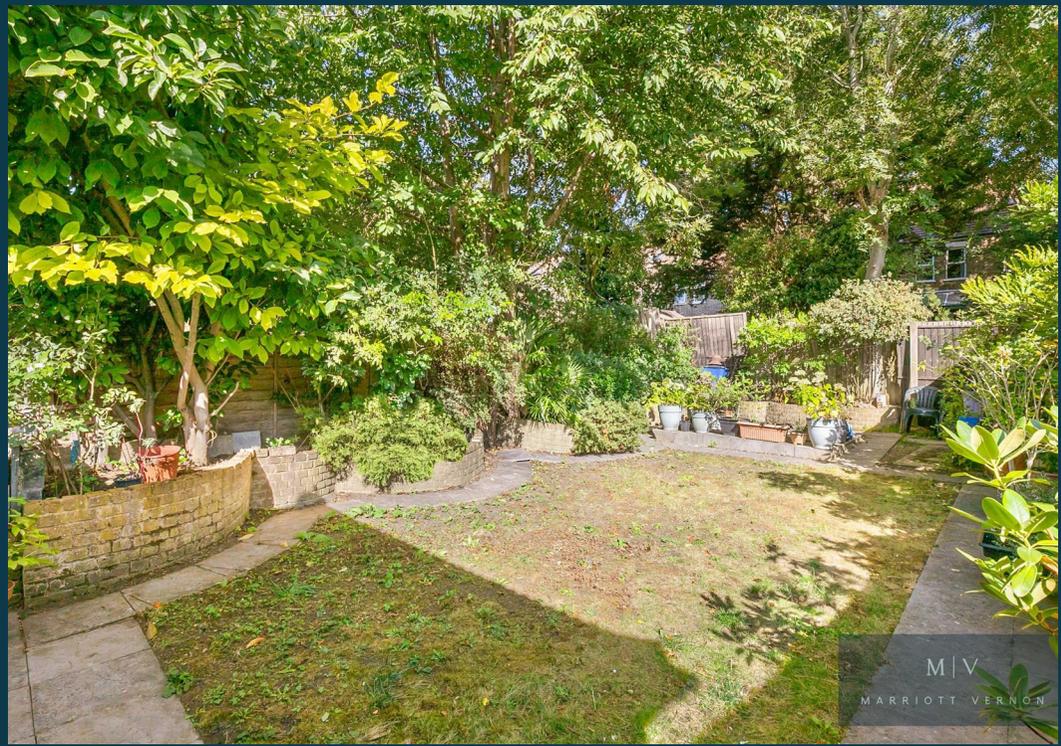
Marriott Vernon present to the market this well presented two double bedroom ground floor maisonette with its own gated entrance, private garden, off street parking, 999 year lease and no onward chain, ideally situated in a quiet residential road within a short walk of Croydon town centre and East and South Croydon stations. The property provides generous extended ground floor accommodation, as well as a bonus basement area with lightwell - the perfect blend of functionality and convenience, ideal for homeowner or investor alike. Features include a generous reception room, additional study, well equipped kitchen, modern shower room and further bathroom, original character features including ceiling rose, high skirting, gas central heating, and double glazing.

Accommodation comprises own entrance into a hallway with wood panelling, shower room with Italian marble flooring, large reception room with solid Oak flooring and triple bi-fold doors onto the private mature garden with raised flower beds. The separate kitchen comprises a modern range of matching wall and base units with granite work surfaces incorporating inset sink unit, Range cooker, dishwasher, fridge/freezer and washing machine. There are two generously sized double bedrooms with stunning bay window to the principle bedroom flooding the room with natural light, as well as a versatile study and family bathroom featuring Italian marble flooring. A large basement area with lightwell offers excellent additional space for storage/hobbies.

The property is superbly located within easy access of both South and East Croydon stations, each offering superb connections into Central London, Gatwick and the South Coast. Croydon town centre is close-by providing an array of shops and amenities, as well as leisure facilities including a cinema complex and the area is well served by good local schools.

Viewings are highly recommended.



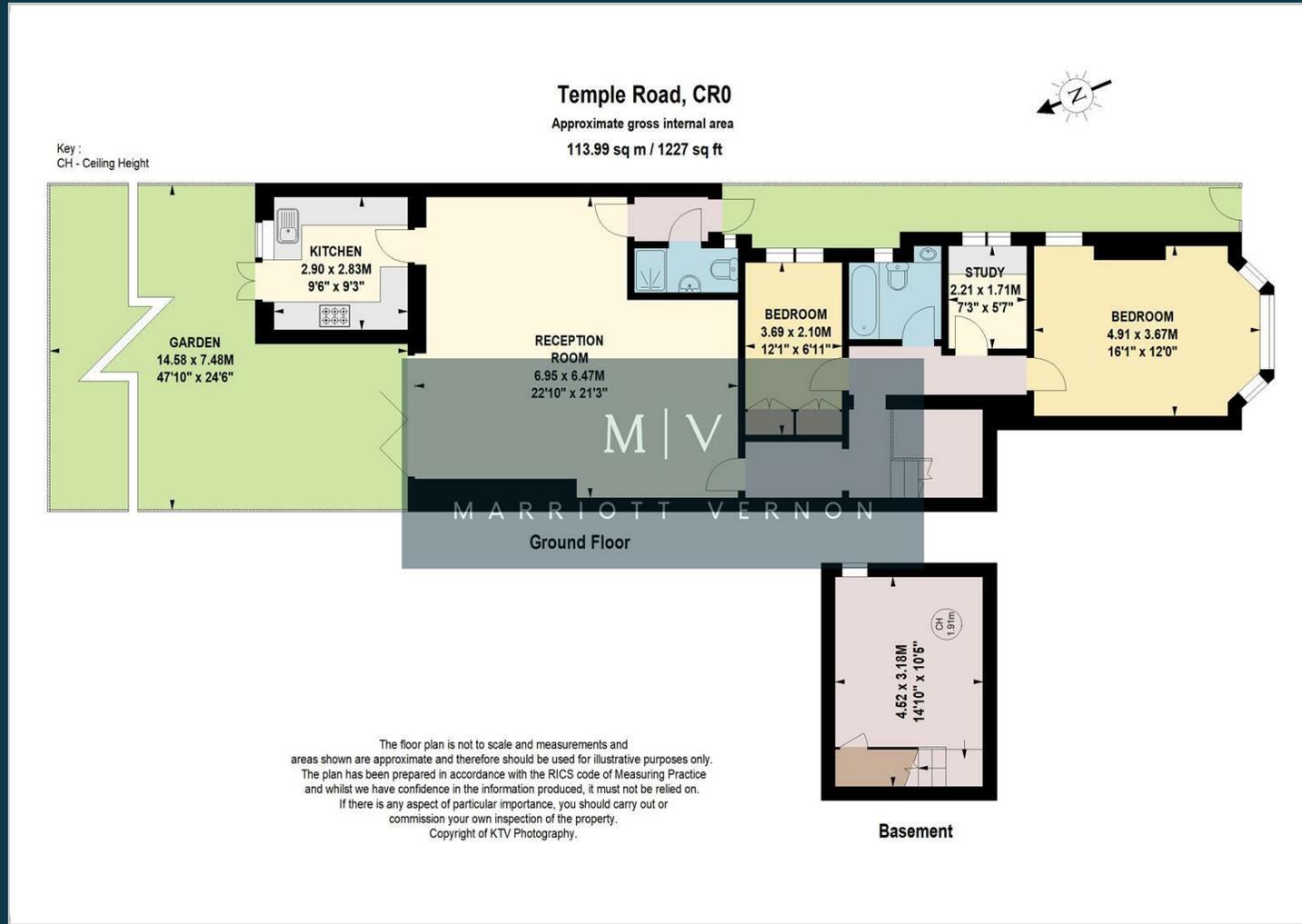




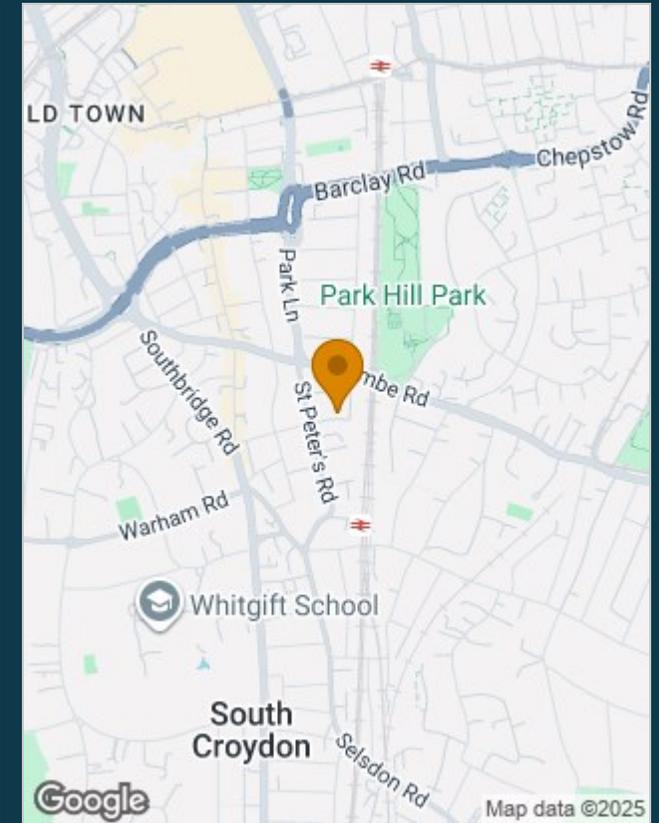
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## Floor Plans



## 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) <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	

Current: 69 Potential: 77

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.