

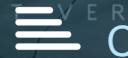
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ESTATE AGENTS



Flat 1, 1A Byres Road, South Croydon, CR2 0PY

Offers in excess of £300,000



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Flat 1, 1A Bynes Road South Croydon, CR2 0PY

Offers in excess of £300,000

Well Presented Two Bedroom Ground Floor Flat
Modern Interiors and Neutral Finish
Separate High Gloss Kitchen
Delightful Private Garden
Close to Sanderstead and Purley Oaks Stations

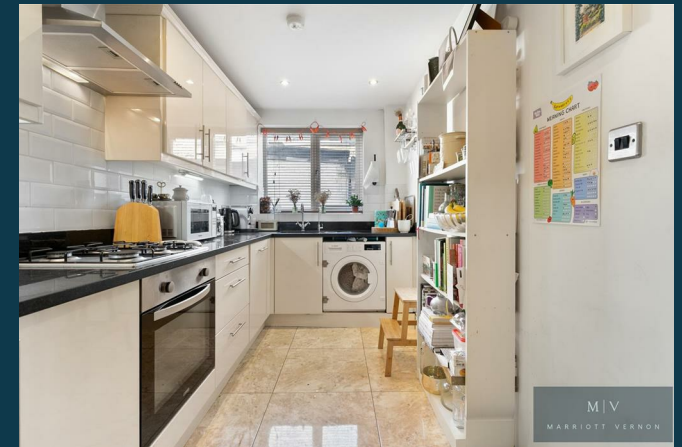
Convenient South Croydon Location
Bright and Spacious Reception Room
Modern Bathroom
Long Lease
Easy Access Shops and Amenities

Marriott Vernon present to the market this beautifully presented two bedroom ground floor garden flat with attractive private garden and long lease, ideally situated just a short walk from Sanderstead and Purley Oaks stations and amenities. The property, ideal for homeowner or investor alike, provides light and airy accommodation with stylish interiors and neutral finish throughout. Features include an inviting 20'10 reception room opening onto the garden, separate high gloss fitted kitchen, modern bathroom, gas central heating, and double glazing.

Accommodation comprises entrance hall leading into the bright and spacious reception room with ample space for relaxing, entertaining and dining, and direct access onto the delightful garden. The separate kitchen comprises a modern range of matching high gloss 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 well sized bedrooms, plus a stylish family bathroom with white three piece suite.

The property is superbly located within easy access of Purley Oaks and Sanderstead stations, providing convenient links into East Croydon mainline station, Central London and the surrounding area. Regular bus routes provide connections into nearby Croydon town centre with its array of shops and amenities, as well as leisure facilities including a cinema complex. South Croydon's 'Restaurant Quarter' is also within easy reach for a diverse selection of bars and restaurants, and Purley town centre just a short distance away for a further variety of supermarkets, shops and eateries.

Viewings are highly recommended.



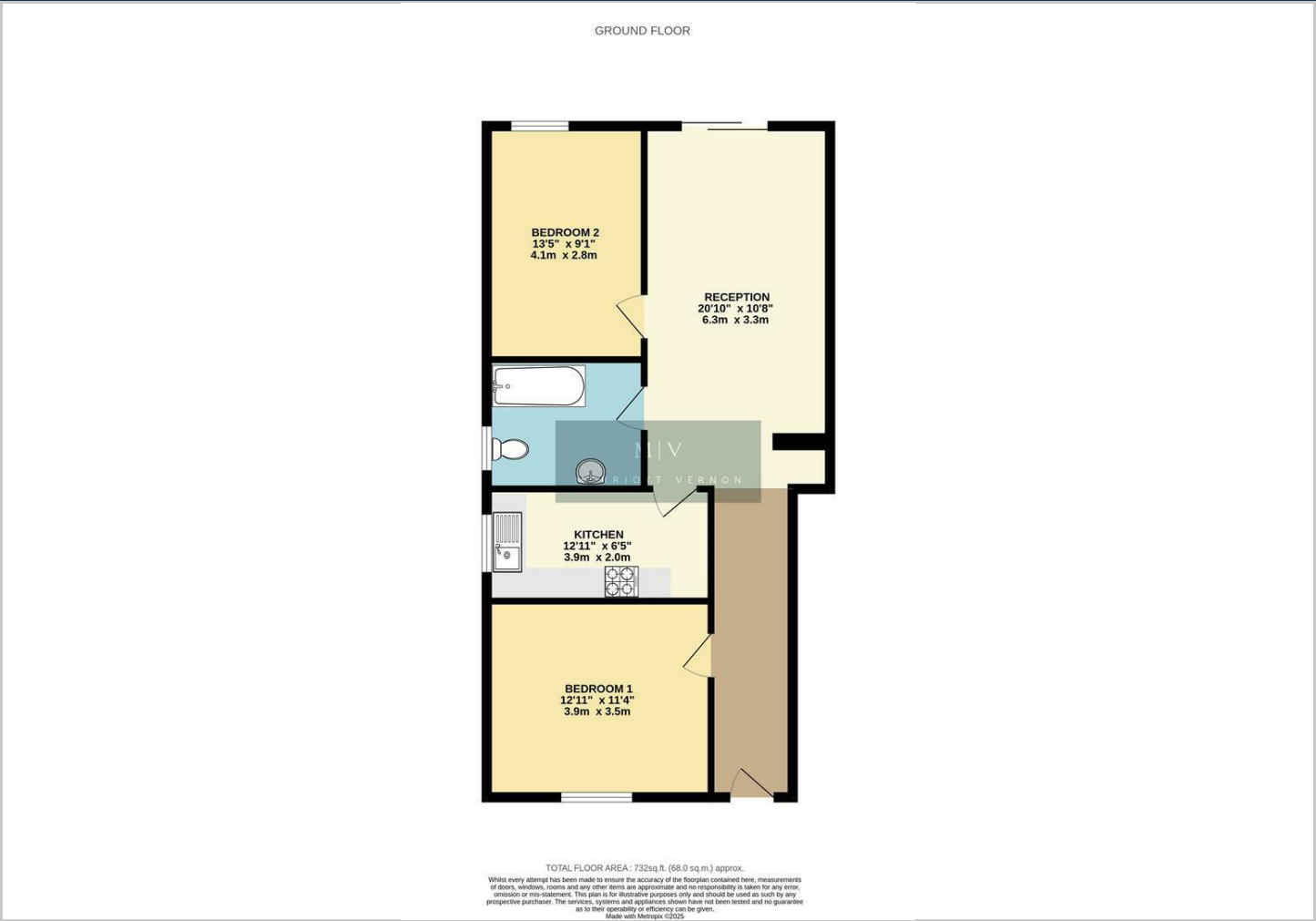




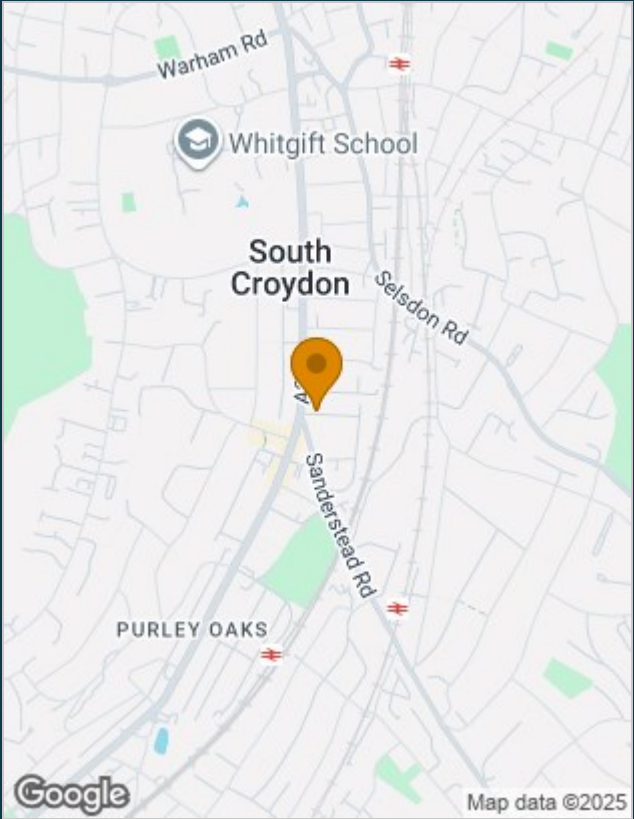
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Floor Plans

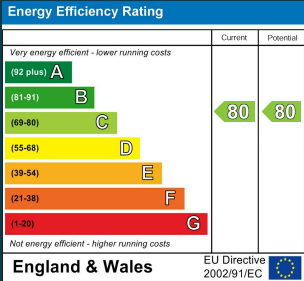


Location Map



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.