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MARRIOTT VERNON

ESTATE AGENTS

6 Edward Road, Croydon, CR0 6DY

Asking price £375,000





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Marriott Vernon present to the market this well proportioned three bedroom mid terrace Victorian property with private garden, ideally situated in a popular residential road within easy reach of Croydon town centre and East Croydon station. The property offers bright and spacious accommodation with a wealth of character appeal and excellent potential for upgrade to suit own taste. Features include a double length through reception, kitchen, downstairs bathroom, gas central heating and double glazing.

Accommodation comprises entrance hall with stairs rising to the first floor, leading into the double length through reception with bay window to front and ample space for relaxing, entertaining and dining. The separate kitchen comprises a range of matching wall and base units with work surfaces incorporating inset sink unit and further space for appliances. An inner hall with door to the garden opens through to the family bathroom. To the first floor, there are three well proportioned bedrooms.

The property is conveniently located close to the centre of Croydon, within easy access of railway stations at nearby East Croydon, West Croydon and Selhurst, all offering excellent fast and frequent services into Central London. Numerous regular bus routes link the surrounding area, with Tramlink from East Croydon also connecting Beckenham and Wimbledon. Croydon town centre is just a short distance away offering an array of shops, bars, cafes and restaurants, as well as leisure facilities including a cinema complex.

Viewings are highly recommended.



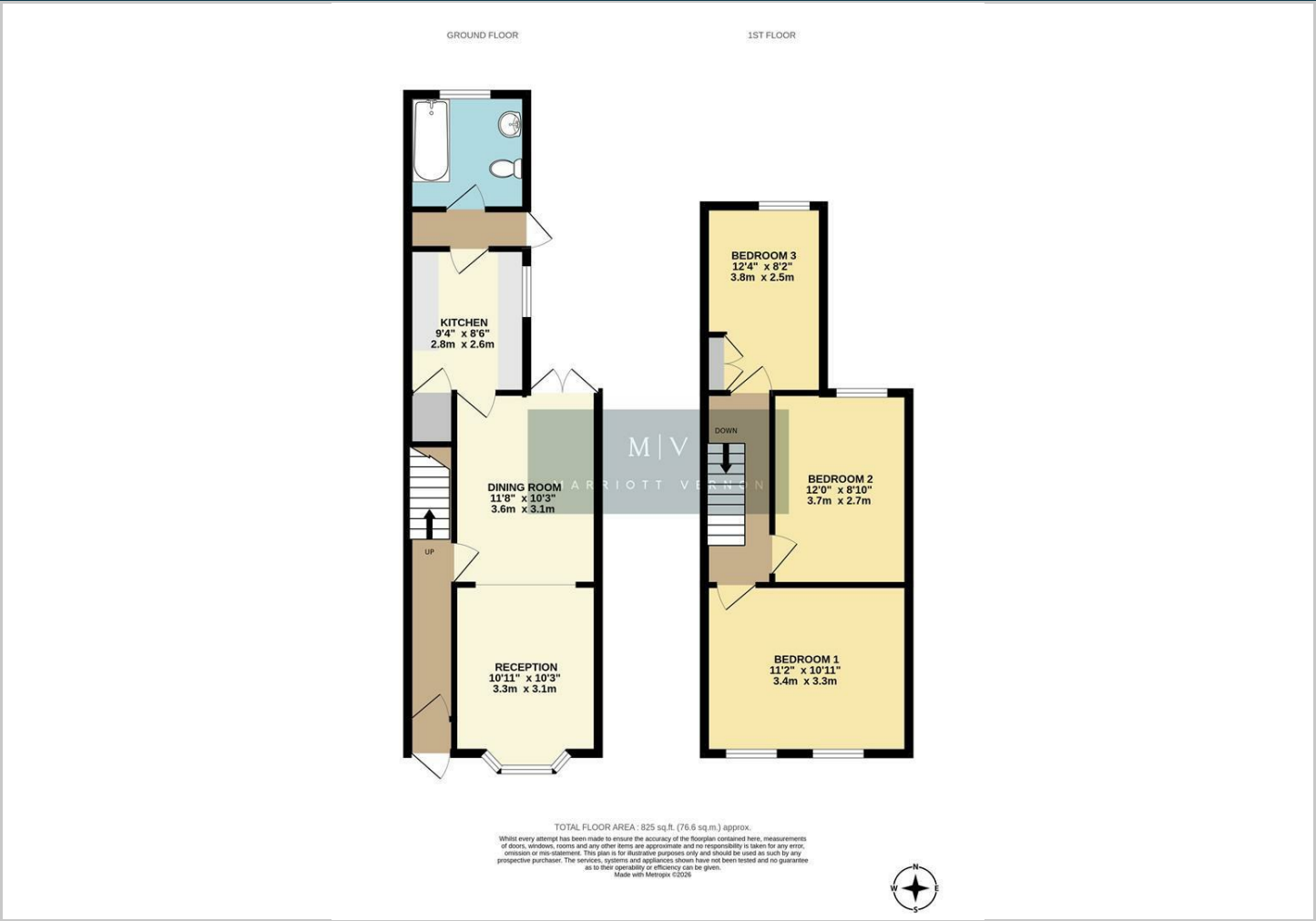




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Floor Plans



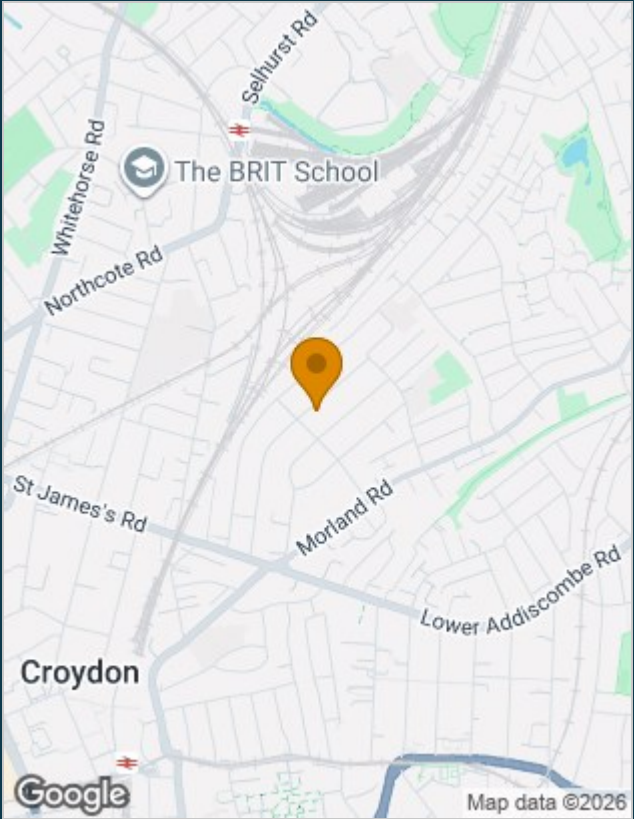
Viewing

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.

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Location Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC