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ESTATE AGENTS



Roman Way 12B Lloyd Park Avenue, Croydon, CR0 5SA

Guide price £800,000-£850,000



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# Roman Way 12B Lloyd Park Avenue

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Marriott Vernon present to the market this substantial four bedroom detached family home with large private 120' garden, off street parking and garage to rear, enviably situated in a highly sought after residential road on the edge of beautiful Lloyd Park. The property offers bright and spacious accommodation with modern interiors and neutral finish throughout - ideal for a growing family with plenty of additional scope for customisation to suit own taste. Flowing living space arranged over two floors creates the perfect blend of comfort and convenience, with wonderful green views over the park to the front of the property. Features include two reception rooms, further well equipped kitchen breakfast room, first floor bathroom and ground floor WC, gas central heating and double glazing.

Accommodation comprises entrance porch and hallway with WC and cloak cupboard, leading into the bright front aspect reception room with attractive bay window and ample space for relaxing and entertaining. A separate dining area provides direct access onto the garden. The separate 19'3 x 9'3 kitchen/breakfast room comprises a modern range of matching wall and base units with work surfaces incorporating inset sink unit, space for either gas or electric cooker and further space for appliances. To the first floor, there are four well proportioned bedrooms, plus a family bathroom with three piece suite. The garage to the rear garden has a garden basement store.

The property is superbly located moments from Tramlink at Lloyd Park, as well as South Croydon station providing links into East Croydon mainline station, which is only a 1 mile walk away, and Central London. Regular bus routes also service nearby Croydon town centre with its array of shops and amenities. South Croydon's 'Restaurant Quarter' is within easy reach for a diverse selection of bars and restaurants, and the area is well served by excellent schools. No onward chain.











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Floor Plans



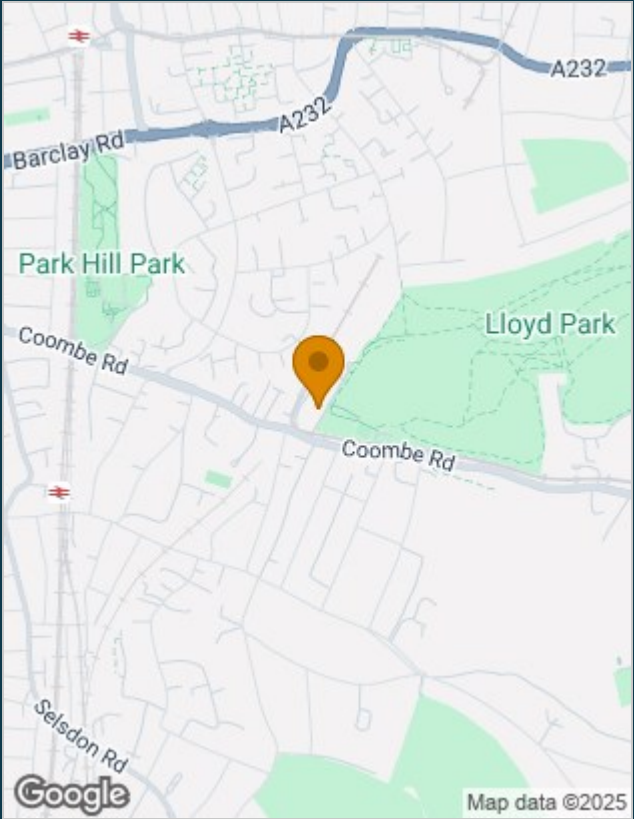
Viewing

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		82
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC