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MARRIOTT VERNON

ESTATE AGENTS

20 Hartley Road, Croydon, CR0 2PG

Offers in excess of £450,000 - £500,000



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# 20 Hartley Road

Croydon, CR0 2PG

Offers in excess of £450,000- £500,000

Attractive Three Bedroom Semi Detached Family Home

Recently Redecorated with Neutral Finish

Generous Kitchen/Breakfast Room

Private Garden

Close to East and West Croydon Stations

Popular Residential Location

Two Bright and Spacious Reception Rooms

Modern Upstairs Shower Room and Downstairs WC

No Chain

Easy Access Shops, Schools and Amenities

Marriott Vernon present to the market this spacious three bedroom semi detached halls adjoining style family home with private garden and no onward chain, conveniently situated in a popular central location within easy reach of transport links, schools and amenities. The property has recently been redecorated to include a newly fitted kitchen and shower room and offering bright and spacious accommodation with neutral finish throughout. Features include two reception rooms, separate kitchen/breakfast room, rear conservatory with garden views, modern upstairs shower room, gas central heating, and double glazing.

Accommodation comprises entrance hall with stairs rising to the first floor, leading into the front aspect reception room with attractive bay window to front. A further reception/dining room opens onto the garden. The separate kitchen/breakfast room comprises a range of matching white fronted wall and base units with work surfaces incorporating inset sink unit, gas hob with overhead extractor, electric oven, and further space for appliances. A rear lobby provides access to a guest WC, and the large conservatory with doors onto the garden. To the first floor, there are three well proportioned bedrooms, plus a tiled family shower room with modern suite.

The property is superbly located within easy access of an array of local shops, bus routes and amenities, with railway stations at nearby East and West Croydon providing fast and frequent links into Central London. Croydon town centre is just a short distance away offering a huge selection of shops, bars, restaurants and amenities, and the area is well served by excellent local schools.

Viewings are highly recommended.







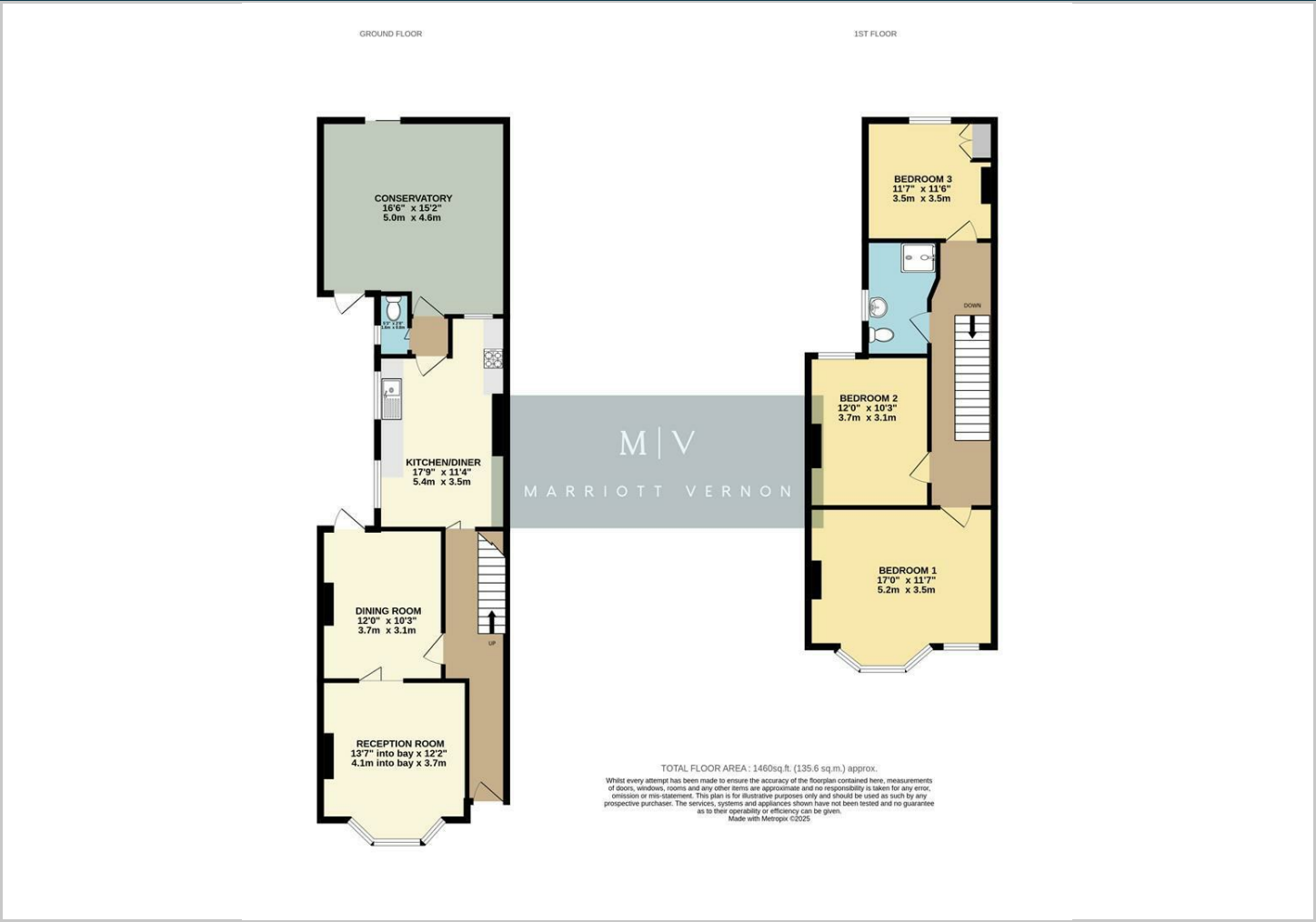




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Floor Plans



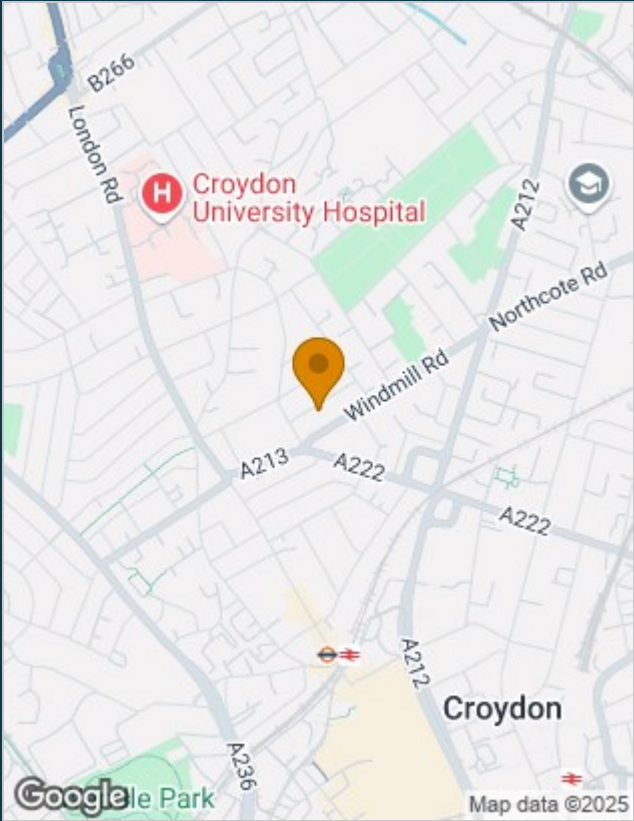
Viewing

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		87
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC