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MARRIOTT VERNON  
ESTATE AGENTS



13 The Waldrons, Croydon, CR0 4HB

Guide price £325,000-£350,000





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Marriott Vernon present to the market this stunning second (top) floor three bedroom flat located in an attractive Victorian conversion within a mile of both East and South Croydon stations. The property has been tastefully renovated by the current owner and benefits from resident's parking, communal garden, long lease (149 years remaining) and no onward chain.

Offering modern interiors throughout with high ceilings and a wealth of character appeal- ideal for homeowner or investor alike. Accommodation comprises entrance with stairs rising to the top floor landing, inviting reception room, separate newly fitted kitchen with fitted appliances including hob with inbuilt extractor, fridge/freezer and dishwasher, contemporary bathroom with shower and fluted glass shower screen and sink with vanity unit. Features include gas central heating, double glazing, resident's parking, communal gardens and inbuilt storage.

The property is conveniently located within proximity of South Croydon, East Croydon and Waddon stations as well as regular bus routes providing useful links into Central Croydon. Croydon itself offers a huge array of shops, bars, restaurants and amenities, as well as Tramlink connections to Beckenham and Wimbledon. Purley Way is also close by with departments stores, supermarkets, cinema complex and further leisure facilities. The area is also well served by good schools and open spaces including nearby Duppas Hill Recreation Ground.

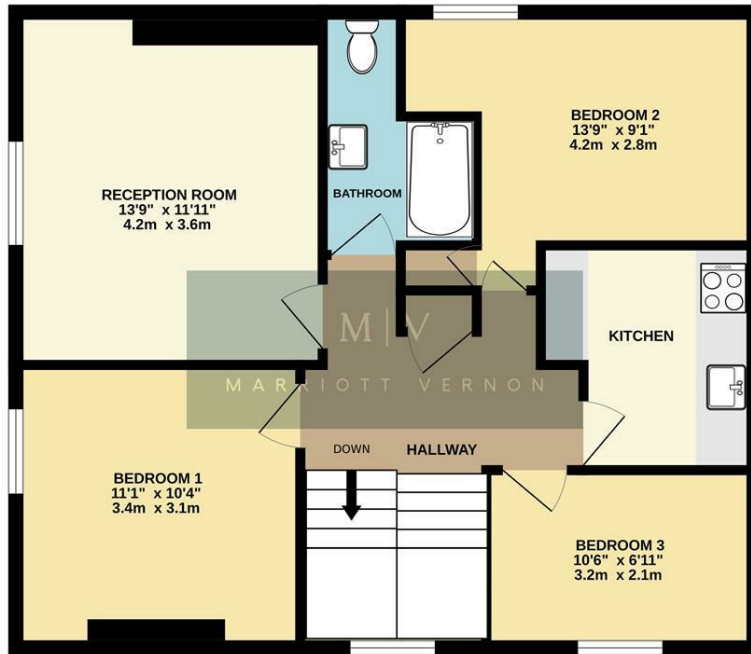






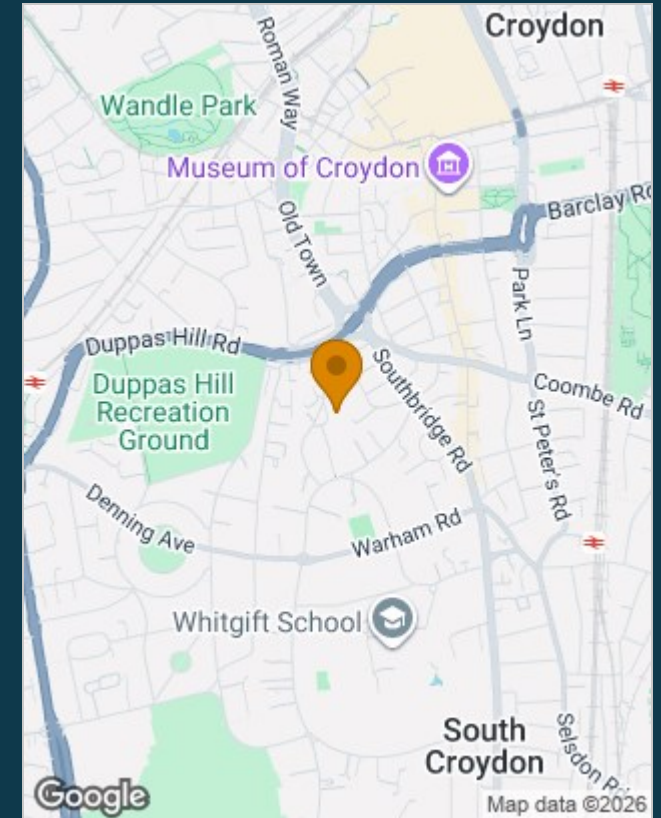
## Floor Plans

SECOND FLOOR  
759 sq.ft. (70.5 sq.m.) approx.



TOTAL FLOOR AREA - 759sq.ft. (70.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		71	78
EU Directive 2002/91/EC			

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.