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ESTATE AGENTS



10 Rawlins Close, South Croydon, CR2 8JR

£540,000



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# 10 Rawlins Close South Croydon, CR2 8JR

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Marriott Vernon present to the market this well proportioned three bedroom semi detached property with garden, garage, off street parking for two cars, and no onward chain, pleasantly situated in a quiet cul-de-sac with a central green. Just a short walk from local shops, good schools, and Tramlink serving East Croydon station, the property provides bright and spacious accommodation with some further scope to modernise and update as desired. Features include two separate reception rooms, well equipped kitchen, upstairs bathroom, ground floor extension comprising a utility room and guest WC, gas central heating, and double glazing.

Accommodation comprises entrance hall with stairs rising to the first floor, leading into the two reception rooms with ample space for relaxing and dining. The separate kitchen comprises a range of wall and base units with work surfaces incorporating inset sink unit and further space for appliances. A ground floor extension behind the garage provides a well sized utility room and downstairs cloakroom. To the first floor, there are three bedrooms - two doubles and a further single - plus a family bathroom.

The property is located close to local shops at Crossways Parade and the Forestdale Forum, as well as nearby Selsdon High Street, with Aldi and Sainsburys supermarkets along with convenience stores and a variety of restaurants, coffee shops and local library. The area is well served by excellent schools and good transport links in the form of local buses and Tramlink (just moments away at Gravel Hill) providing excellent links to East Croydon station with its fast and frequent services to London Bridge and London Victoria.

Viewings are highly recommended.









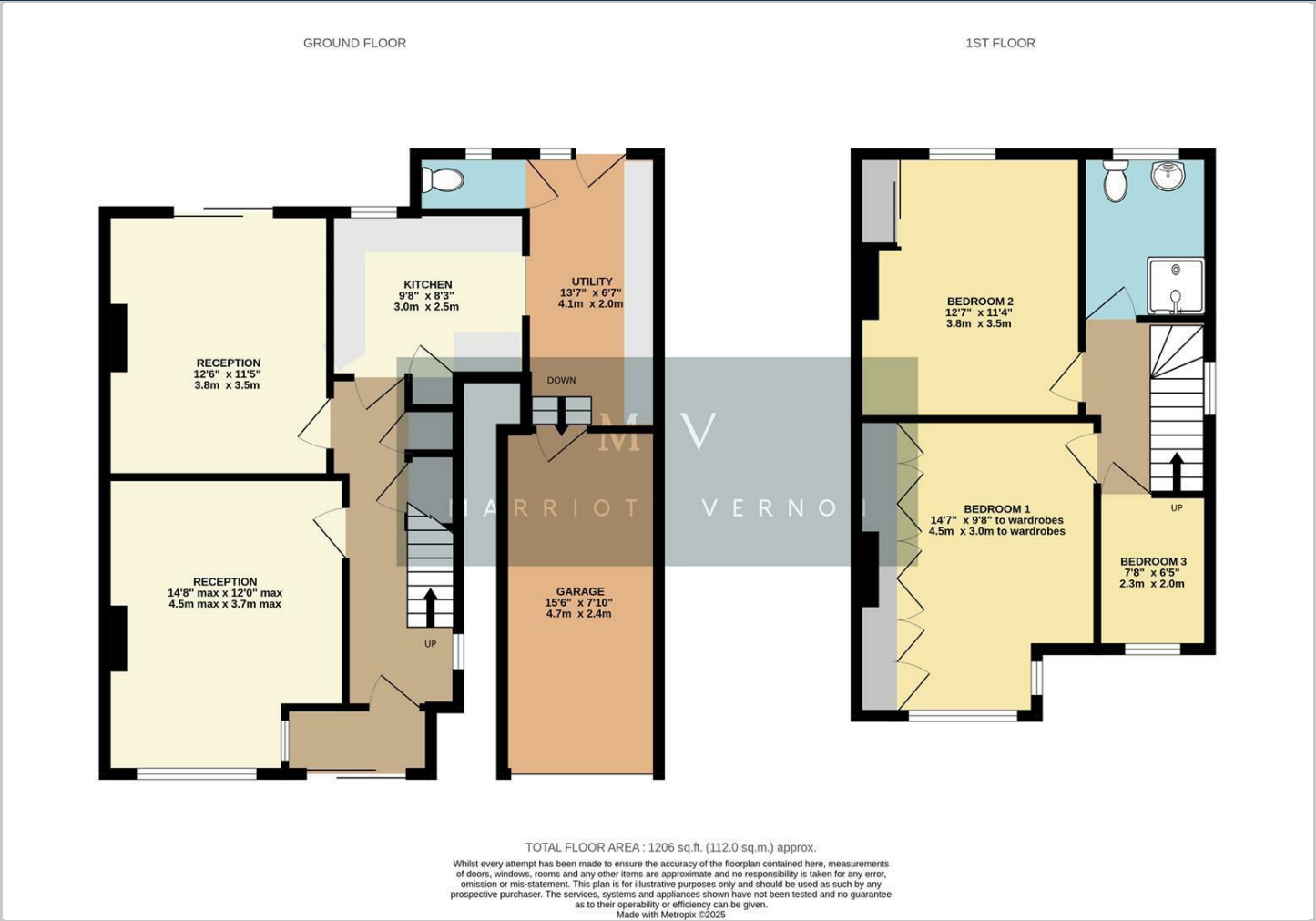


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Floor Plans



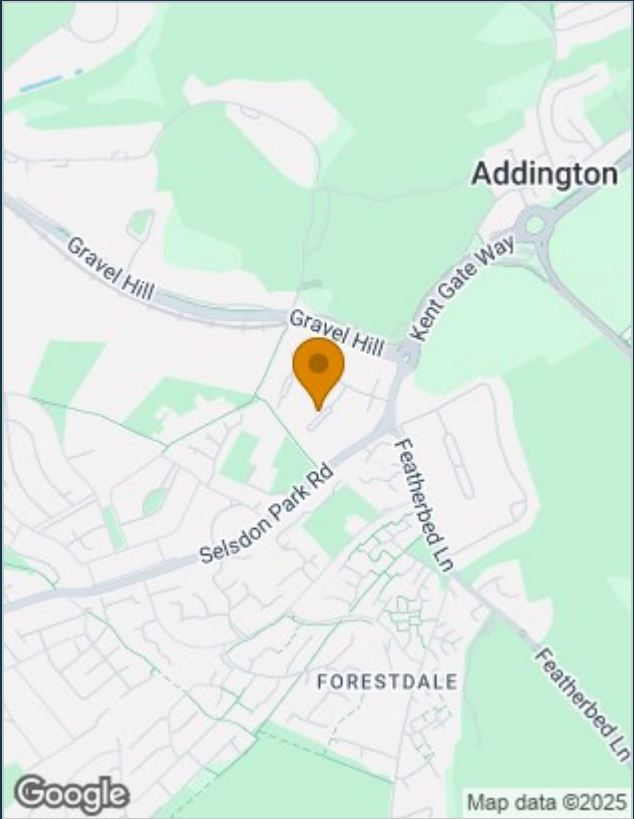
Viewing

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