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MARRIOTT VERNON

ESTATE AGENTS

32 Tidenham Gardens, Croydon, CR0 5UT

Guide price £400,000





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*** £400,000 - £425,000***

Marriott Vernon present to the market this three bedroom mid terrace house with garage en bloc, private good sized garden and no onward chain, pleasantly situated in a quiet cul-de-sac in the highly sought after Park Hill area, just a short walk from East Croydon mainline station, schools and shopping amenities. The property would benefit from some modernisation, but offers bright, well planned accommodation with excellent potential for upgrade and refurbishment as desired. Features include a generous reception room with access to well maintained rear garden, first floor bathroom, ample inbuilt storage, electric heating (gas available, but currently capped off), double glazing, and well managed communal gardens. No onward chain.

Accommodation comprises entrance hall with stairs rising to the first floor and inbuilt storage, leading into the reception room with ample space for relaxing and entertaining and sliding doors to the rear. The separate kitchen comprises a range of older style wall and base units with work surfaces incorporating inset sink unit, hob with overhead extractor, electric oven, and further space for appliances. To the first floor, there are three bedrooms, a double and two singles plus a family bathroom.

The property is superbly located within just a short walk of East Croydon station with superb connections into Central London as well as to Gatwick and the South Coast. The Tramlink service also offers excellent links to Wimbledon and Beckenham. Croydon town centre is close-by, offering a selection of branded shopping, bars, restaurants and leisure facilities. For families, the area is well served by wonderful open spaces including nearby Park Hill Park & Lloyd Park, as well as good local schools including Park Hill School and Coombe Wood.

Viewings are highly recommended.

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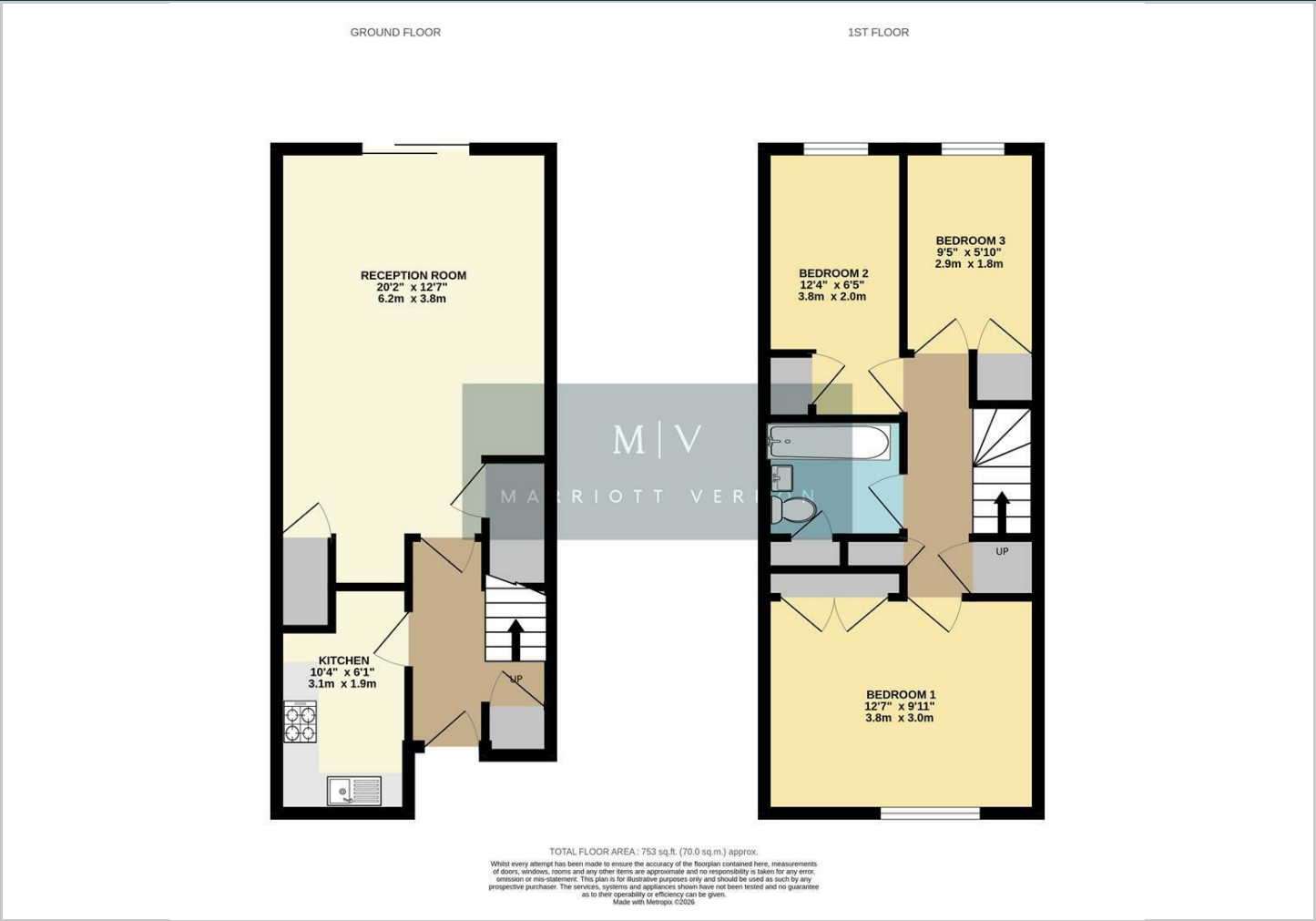




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Floor Plans



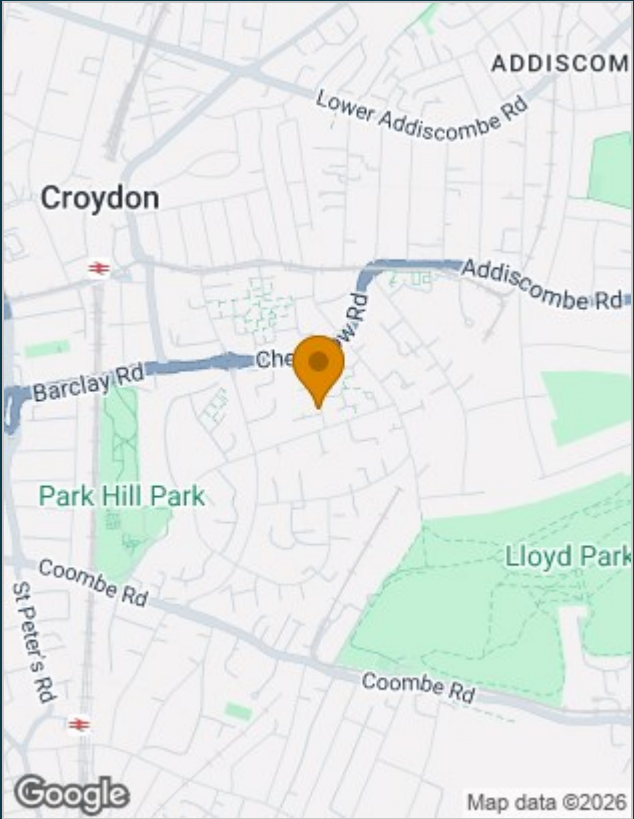
Viewing

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		