

M|V

MARRIOTT VERNON
ESTATE AGENTS

M|V
MARRIOTT VERNON
FOR SALE
0203 637 7778

3 Hazel Close, Croydon, CR0 8YU

Asking price £400,000



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Guide Price £400,000-£425,000

Marriott Vernon present to the market this well presented two bedroom semi detached house with private garden, two allocated parking bays and no onward chain, ideally situated in the popular Shirley Oaks development, within easy reach of transport links, schools and amenities. The property is located at the end of a quiet cul-de-sac with views over open spaces and offers bright, well proportioned accommodation with modern interiors throughout, with features including a generous reception room, separate well equipped kitchen, upstairs bathroom and ground floor WC, gas central heating and glazing.

Accommodation comprises entrance hall with access to guest WC, leading into the full width reception room with doors to the rear onto the garden. The separate kitchen comprises a range of matching 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 two double bedrooms with inbuilt storage, plus a family bathroom.

The property is conveniently located within easy access of local shops and amenities in nearby Wickham Road, as well as regular bus routes providing good links into Croydon town centre and East Croydon mainline station, or to neighbouring West Wickham with its own railway station and a wider variety of shops and restaurants. Croydon town centre provides a huge array of shops, bars, restaurants and amenities, as well as leisure facilities and cinema, and is within a short drive or bus ride. Shirley itself is also extremely well served by excellent local schools including Harris Benson Academy, Shirley High, Forest Academy, St John's Primary, Coloma and Trinity.

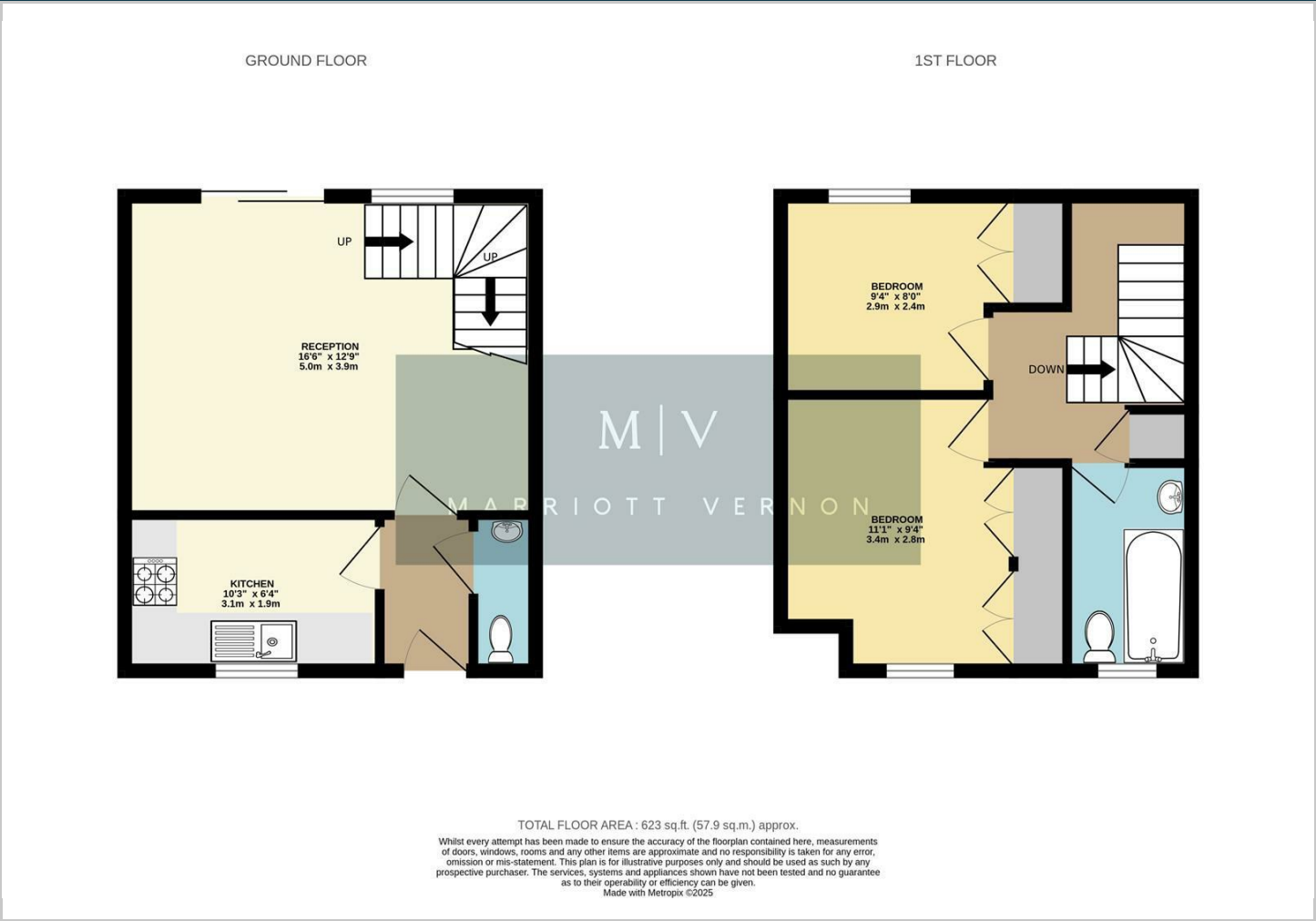
Viewings are highly recommended.







Floor Plans



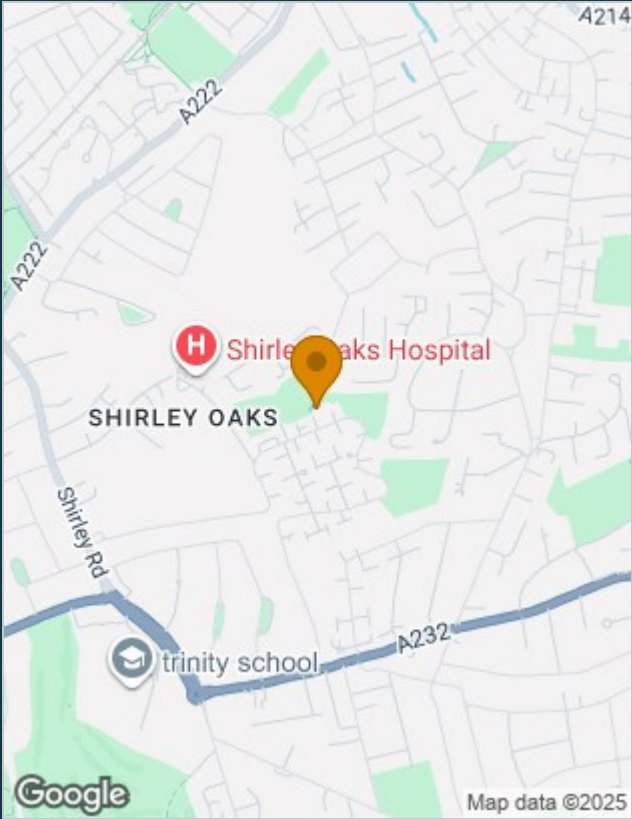
Viewing

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	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC