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MARRIOTT VERNON
ESTATE AGENTS



79A Birchanger Road, London, SE25 5BG

Guide price £375,000



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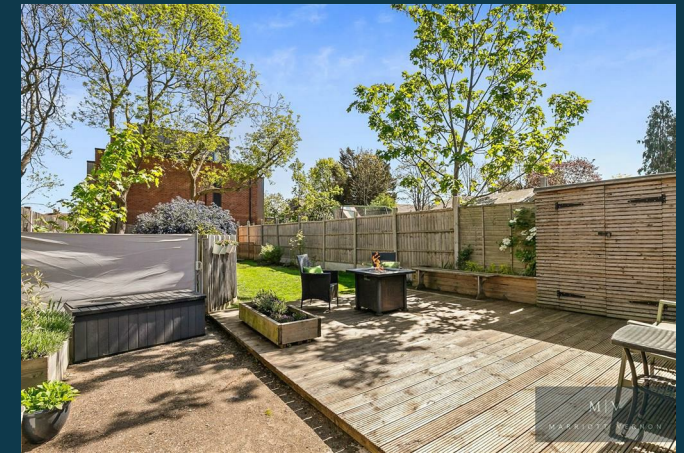
Guide price £375,000

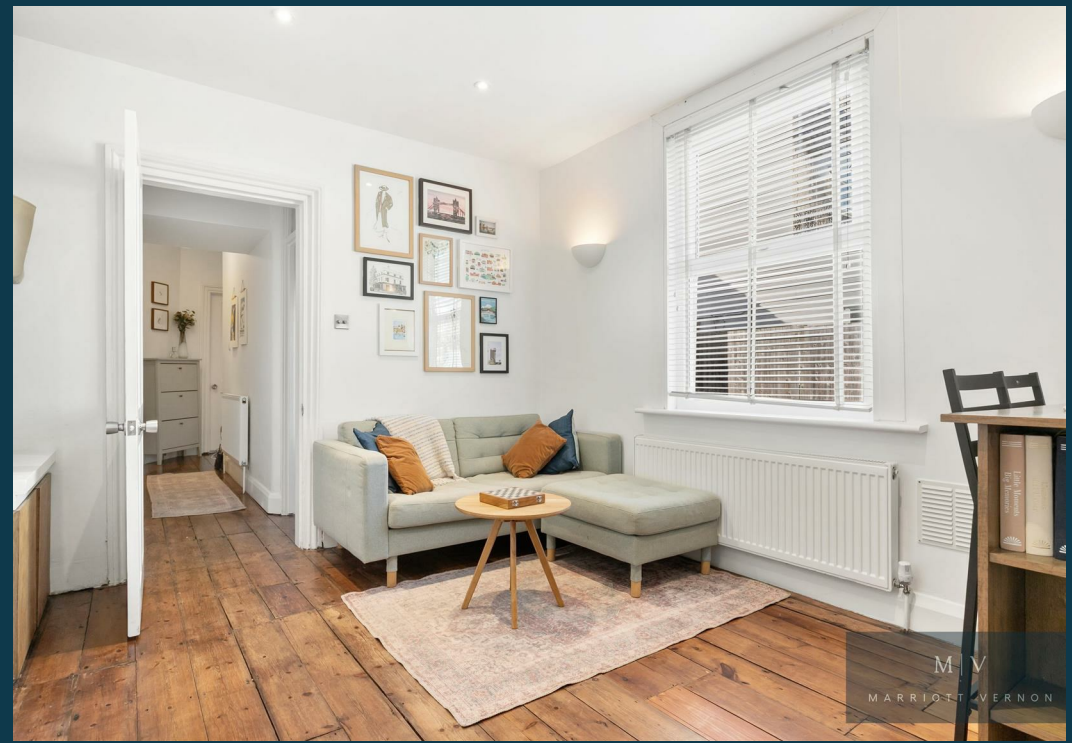
****Guide Price £375,000-£385,000****

Marriott Vernon present to the market this stunning two double bedroom ground floor period conversion with double driveway, private entrance and delightful private garden with decked area and lawn, superbly situated just a short walk from Norwood Junction station. The property, offered with share of freehold, has been superbly maintained and appointed by the current owners, providing bright and spacious accommodation with a wealth of character appeal, sympathetically updated with stylish interiors and high quality finish throughout. Features include an inviting kitchen/reception room, luxury bathroom, gas central heating with Nest controls, double glazing, high ceilings, wood flooring, original fireplaces and secure entry with remote gate opening.

Accommodation comprises entrance hall with inbuilt storage, leading into the inviting reception room opening through to the adjoining kitchen. The kitchen comprises a modern range of matching wall and base units with work surfaces incorporating inset sink unit, electric hob with overhead extractor and electric oven below, and further integrated Bosch/NEFF appliances. There are two well sized double bedrooms, with attractive bay to the principal bedroom, plus a stylish family bathroom with Kaldewei bath with rainwater shower over, oak washstand with quartz worktops and WC.

The property is superbly located just a short walk from Norwood Junction station offering exceptional links into Central London and to the surrounding area, with Tramlink services from Woodside linking Croydon, Wimbledon and Beckenham. South Norwood High Street is also close-by providing a variety of shops, pubs and amenities and Croydon is within easy reach for a wider range of shops, bars, restaurants and leisure facilities. The area is also well served by good local schools and lovely open spaces.



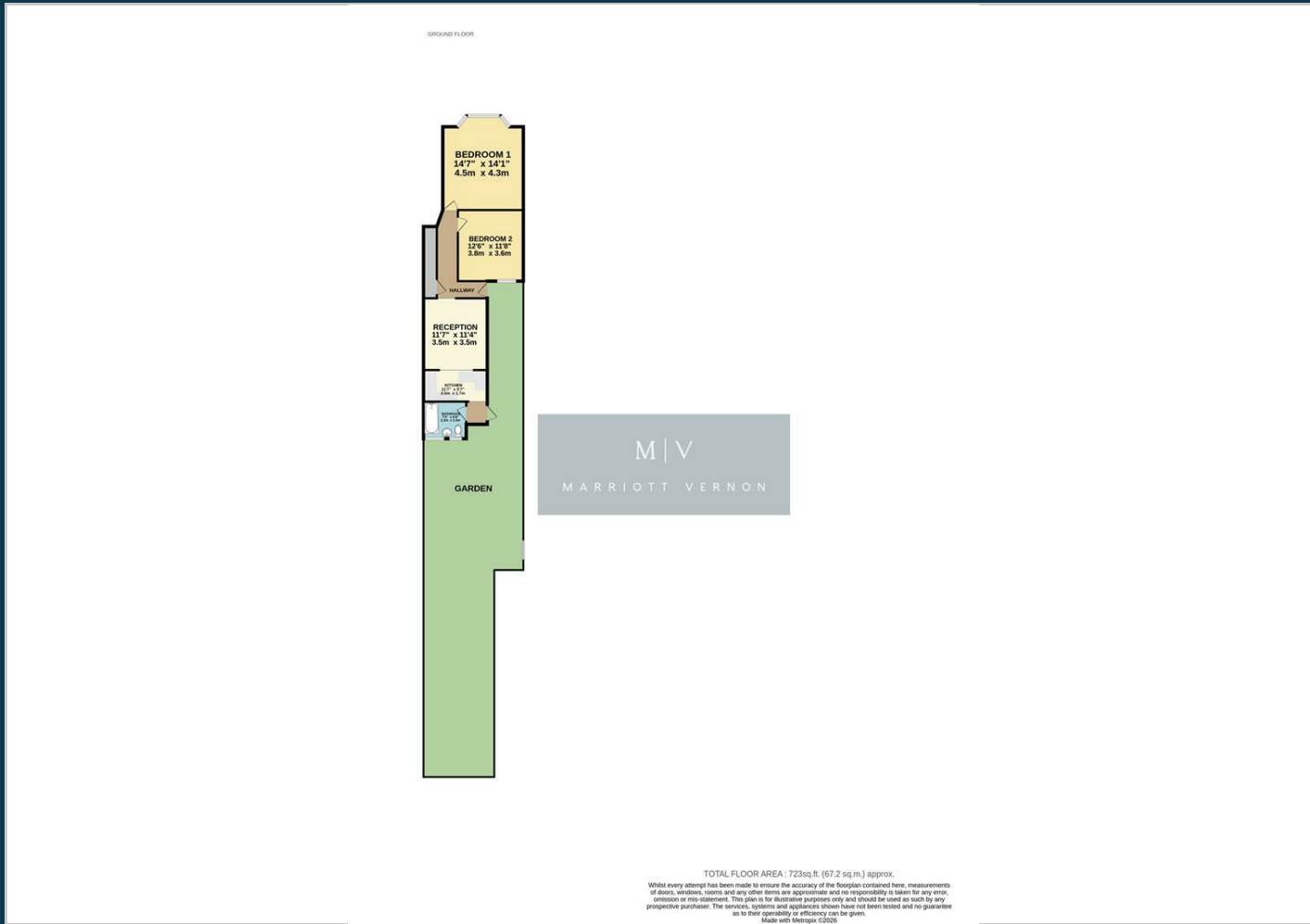




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Floor Plans



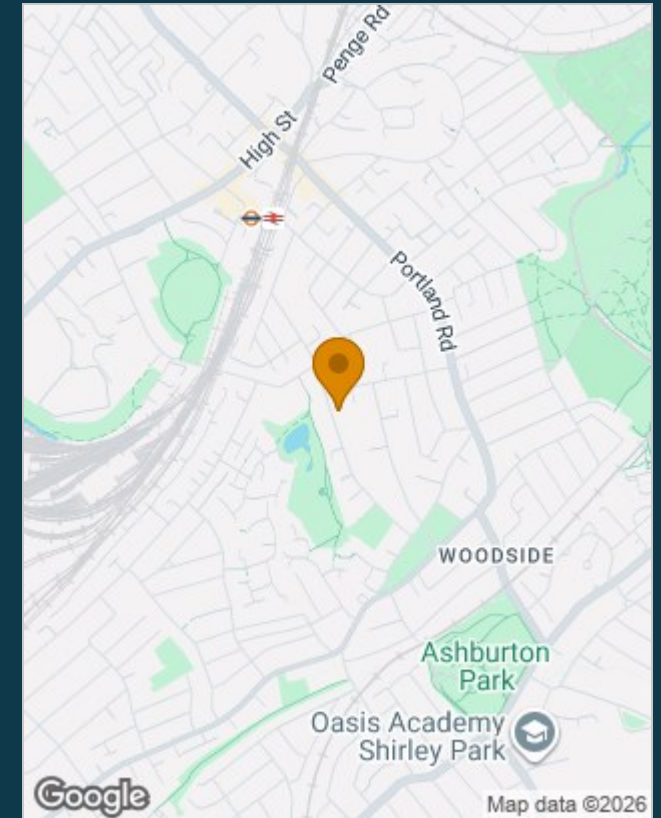
Viewing

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		66	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	