M | V

MARRIOTT VERNON

ESTATE AGENTS

1 Carlton Road, South Croydon, CR2 0BP

Guide price £325,000

2 2 1 D

M | V
MARRIOTT VERNON

1 Carlton Road South Croydon, CR2 0BP

Guide price £325,000

Guide Price £325,000-£335,000
Marriott Vernon present to the market this beautifully presented two double bedroom ground floor apartment with allocated off street parking, private garden of circa 15mx9m with side access from both sides and share of freehold, set within an attractive period property in a sought after South Croydon location. The property offers light and versatile accommodation with period appeal, sympathetically updated with stylish interiors and neutral decor throughout. Features include a open plan reception/kitchen leading onto the garden, modern family bathroom and principal en-suite, gas central heating, double glazing and wood flooring.

Accommodation comprises entrance lobby leading into the open plan dual aspect reception/kitchen with direct access onto the delightful private garden and space for both relaxing and dining. The kitchen area comprises a modern range of matching wall and base units with work surfaces incorporating inset sink unit, gas hob with overhead extractor and electric oven below, and further space for appliances. There are two generously sized double bedrooms, with quiet rear aspect and en-suite to the principal bedroom, plus a stylish family bathroom with white three piece suite.

The property is superbly located within easy access of both South Croydon and Sanderstead stations, each offering superb connections into East Croydon mainline station, Central London and the surrounding area. Croydon town centre is close-by providing an array of shops and amenities, as well as leisure facilities including a cinema complex. The 'Restaurant Quarter' is also just a stroll away for a diverse selection of bars and restaurants. The area is also well served by good schools and open spaces.

Viewings are highly recommended.

M|V
MARRIOTT VERNON

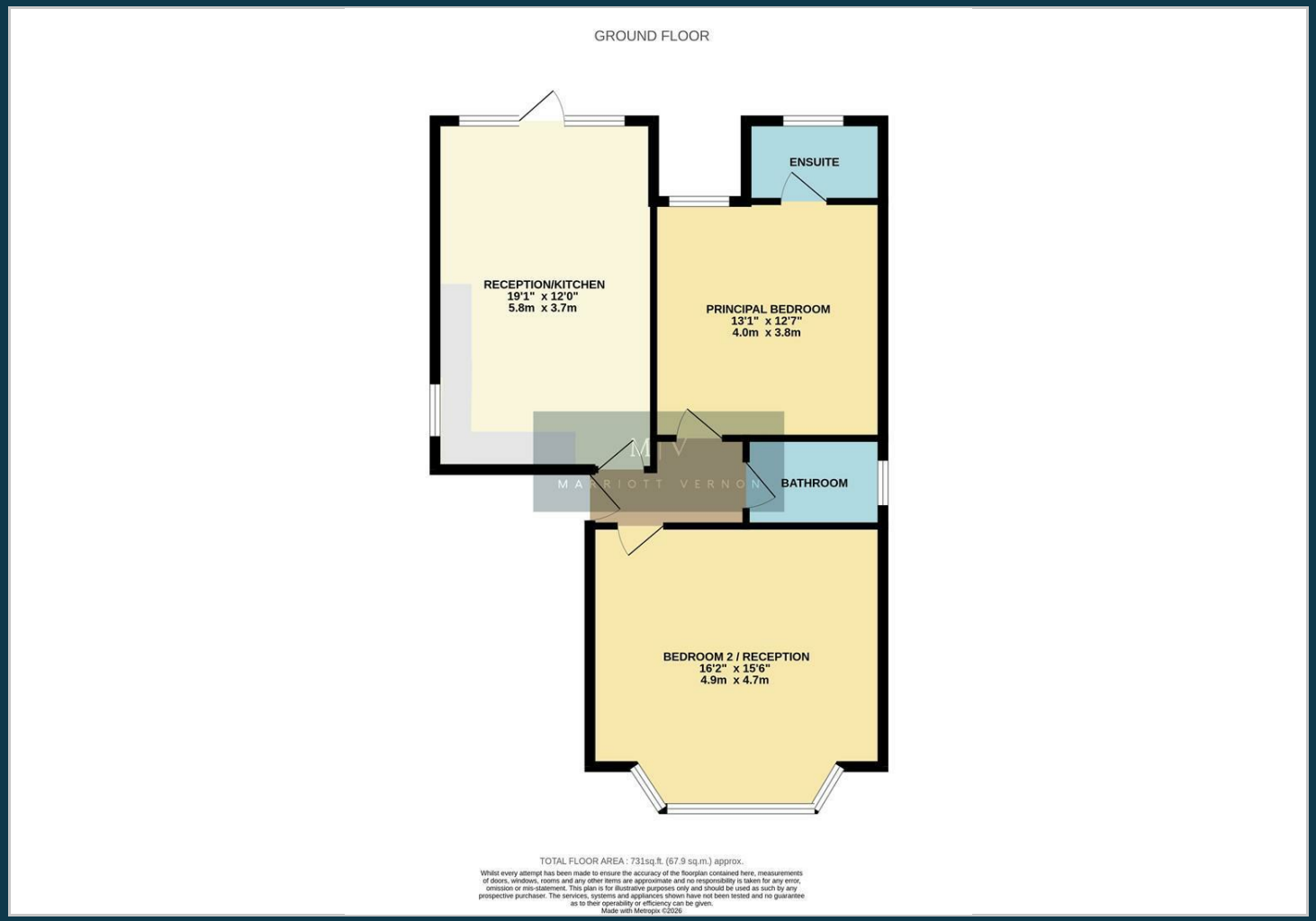
M|V
MARRIOTT VERNON

M|V
MARRIOTT VERNON

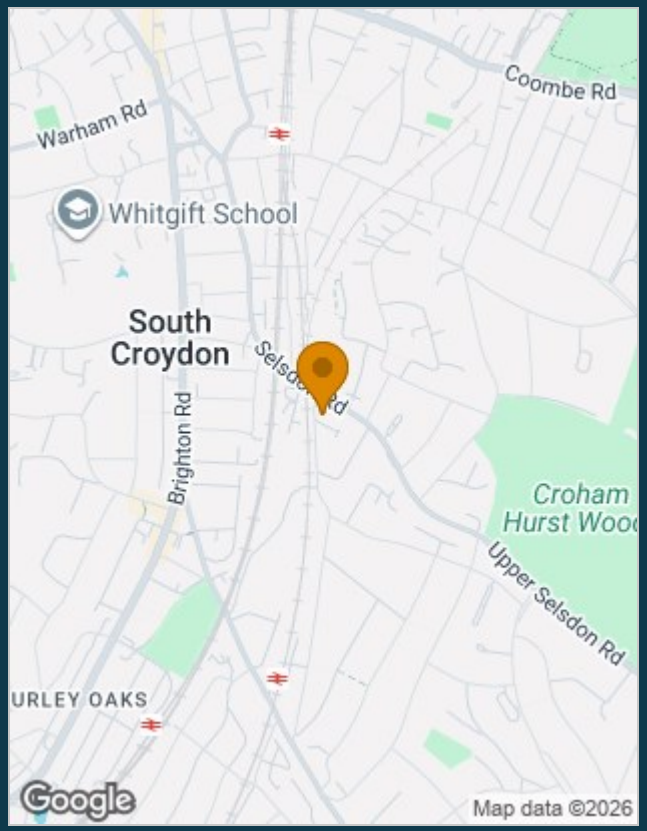
M|V
MARRIOTT VERNON

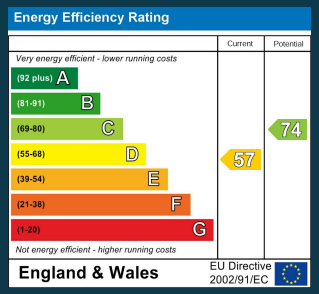
M|V
MARRIOTT VERNON

Floor Plans



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.

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.

Bank House, 111 South End, Croydon, CR0 1BJ
Tel: 0208 657 7778 Email: enquiries@marriottvernon.com www.marriottvernon.com