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MARRIOTT VERNON
ESTATE AGENTS

46 Leyburn Gardens, Croydon, CR0 5NL

Asking price £350,000



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- Well Presented Two Bedroom Split Level Maisonette

Modern Interiors and Neutral Finish

Well Equipped Eat-In Kitchen/Diner

Private Entrance and Garage En Bloc

Short Walk to East Croydon Station and Tramlink
- Fantastic East Croydon Location

Bright and Spacious Reception Room

Upstairs Bathroom

Share of Freehold and No Chain

Easy Access Shops, Schools and Amenities

Marriott Vernon present to the market this well presented two bedroom split level maisonette with private garage, share of freehold and no onward chain, conveniently situated in the highly sought after Park Hill area in East Croydon. The property offers bright, well planned accommodation over first and second floors, with flowing living space creating the perfect layout for a modern lifestyle. Ideal for homeowner or investor alike, the property further benefits from an inviting reception room, well equipped kitchen/diner, upstairs bathroom, inbuilt storage, gas warm air heating and double glazing.

Accommodation comprises private entrance via the ground floor with stairs rising to the first floor, leading into the bright reception room with ample space for relaxing and entertaining. The separate kitchen/diner comprises a modern range of matching wall and base units with work surfaces incorporating inset sink unit, gas hob with overhead extractor, electric oven, and further space for appliances. To the second floor, there are two well proportioned double bedrooms, plus a family bathroom.

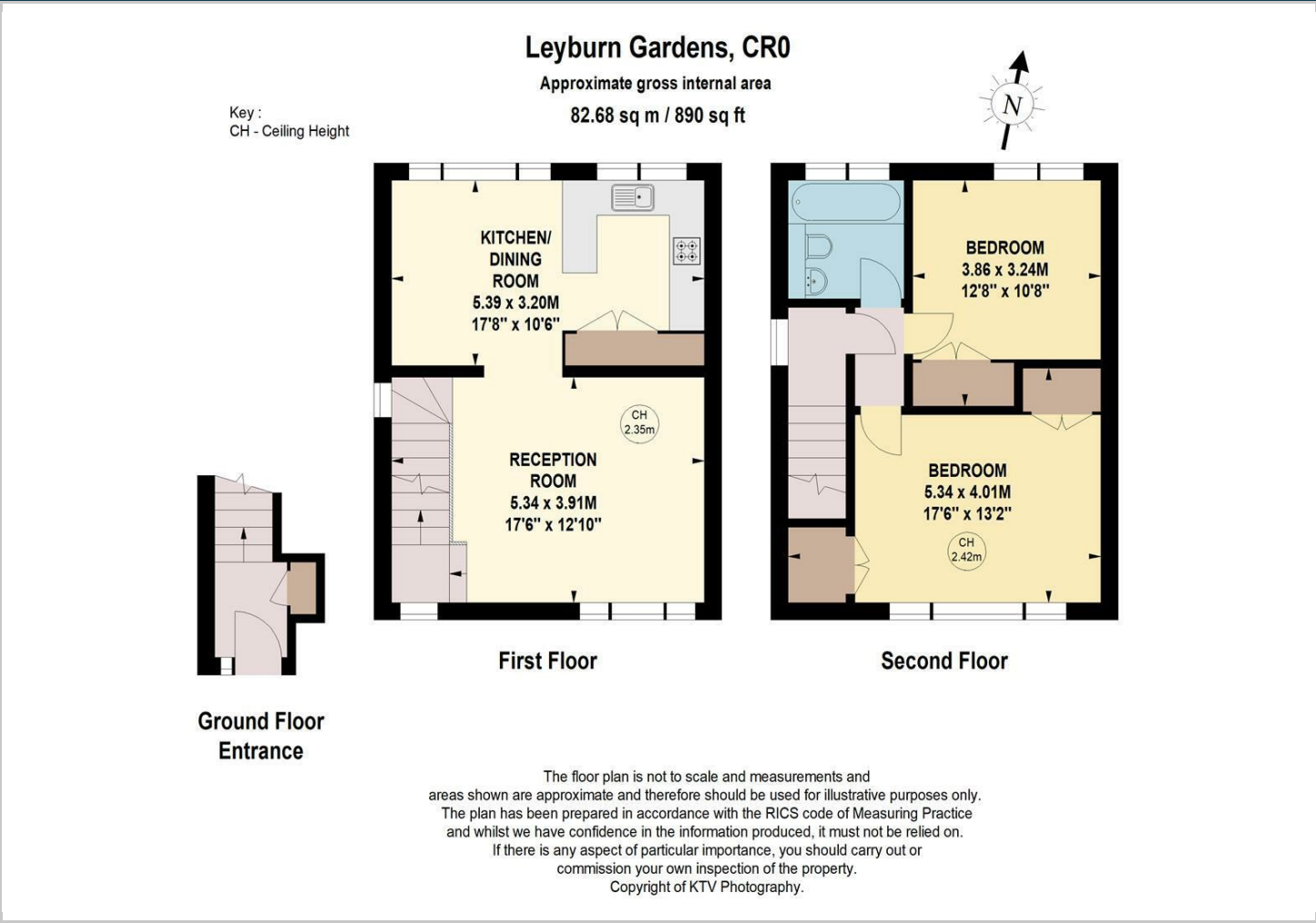
The property is superbly located within just a short walk of East Croydon station with superb connections into Central London as well as to Gatwick and the South Coast. The Tramlink service also offers excellent links to Wimbledon and Beckenham. Croydon town centre is just a short distance away offering a huge 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, as well as good local schools including Park Hill School.







Floor Plans

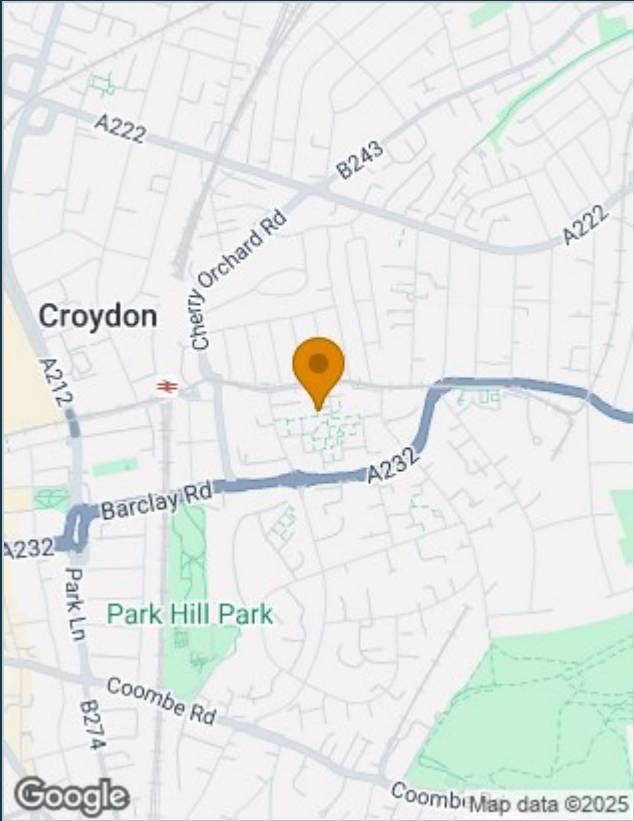


Viewing

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.

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		