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MARRIOTT VERNON
ESTATE AGENTS

10 Leslie Grove, East Croydon, CR0 6TG

Asking price £400,000



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10 Leslie Grove

East Croydon, CR0 6TG

Well Presented Two Bedroom Terraced House

Modern Interiors and Neutral Finish

Separate Well Equipped Kitchen

Level South Facing Garden

Moments from East Croydon Station

Fantastic East Croydon Location

Two Reception Rooms

Sunny Conservatory

Gas Central Heating and Double Glazing

Close to Shops, Schools and Amenities

Marriott Vernon present to the market this well presented two double bedroom mid terrace Victorian mid-terrace home, ideally situated in a quiet residential street just moments from East Croydon mainline station. With a south facing level garden, ample living space, and a neutral interior, this charming property offers the perfect blend of period character and convenience, ideal for homeowners and investors alike. Features include two reception rooms, separate kitchen, modern first floor bathroom, gas central heating and double glazed sash windows.

Accommodation comprises entrance lobby, leading into the light and spacious front aspect reception room with inviting space for relaxing and entertaining. A separate dining room opens through to a sunny conservatory with delightful garden views. The separate fitted kitchen to the rear 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 well proportioned bedrooms, plus a family bathroom with modern white three piece suite.

The property is superbly located within a few minutes walk of East Croydon station main entrance (and even closer to the rear entrance in Cherry Orchard Road due to be open in October 25) with superb connections into Central London including London Bridge, Farringdon and Victoria stations as well as to Gatwick and the South Coast. The Tramlink service also offers excellent links to Wimbledon and Beckenham. Enjoy the town centre which is just a short distance away offering a huge selection of branded shopping, bars, restaurants and leisure facilities, with the fashionable 'BOXPARK' development only moments away next to the station. The area is also well served by excellent schools.

Viewings are highly recommended.

Asking price £400,000



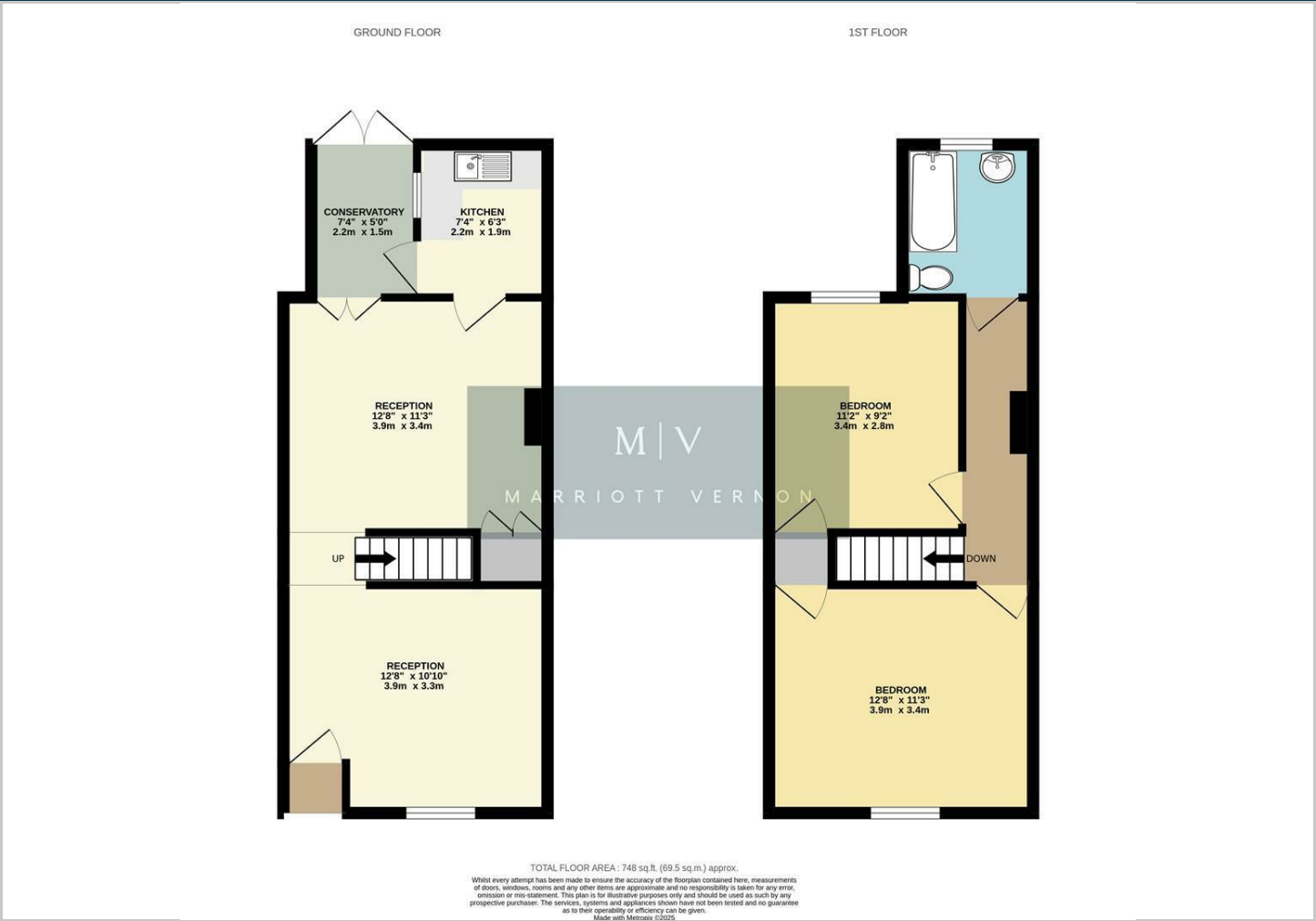




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Floor Plans



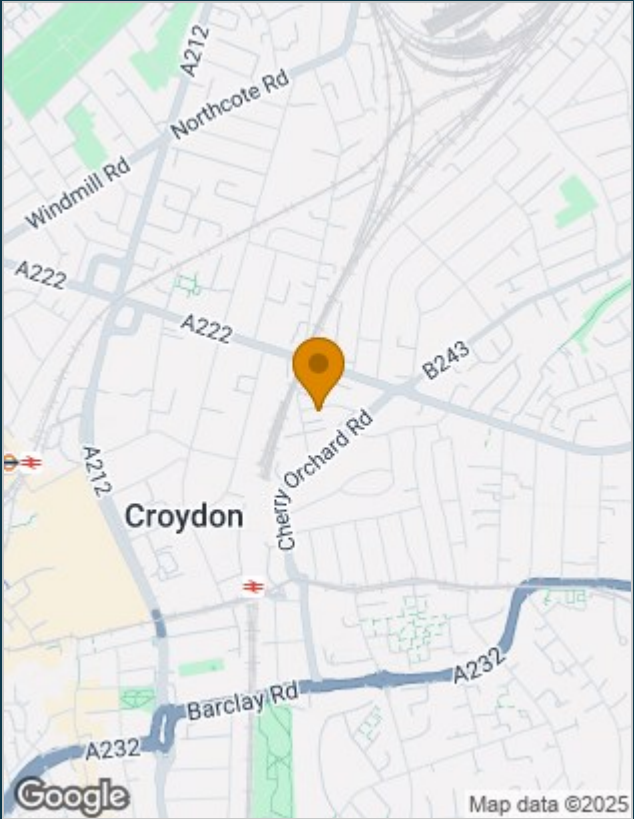
Viewing

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		87
(81-91) B		
(69-80) C	70	
(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