

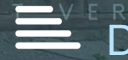
M | V

MARRIOTT VERNON
ESTATE AGENTS



39 Mansfield Road, South Croydon, CR2 6HP

Asking price £350,000



M | V

MARRIOTT VERNON



M|V
MARRIOTT VERNON

39 Mansfield Road

South Croydon, CR2 6HP

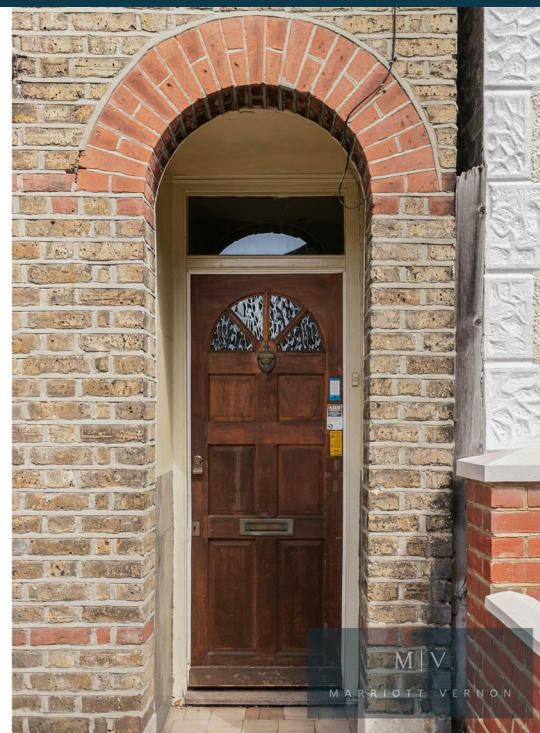
Asking price £350,000

Marriott Vernon welcome to the market this two bedroom Victorian terraced house with private garden and no onward chain, ideally situated in a sought after South Croydon location, close to South Croydon station and the Restaurant Quarter. The property would now benefit from a programme of modernisation, but offers bright and spacious accommodation, including two reception rooms, separate kitchen and two bathrooms. Features include gas central heating and double glazing.

Accommodation comprises entrance hall leading into the front aspect reception room with feature bay and ample space for relaxing and entertaining. A further reception/dining room enjoys quiet rear aspect and open plan access through to the kitchen. The separate kitchen, with door to the garden, leads through to a downstairs bathroom and separate WC. To the first floor, there are two well proportioned bedrooms, with access to an en-suite shower room from the rear bedroom.

The property is located within easy access of South Croydon station, providing convenient links into East Croydon mainline station, Central London and the surrounding area. Regular bus routes also service nearby Croydon town centre with its array of shops and amenities, as well as leisure facilities including a cinema complex. South Croydon's 'Restaurant Quarter' is within easy reach for a diverse selection of bars and restaurants and the area is well served by schools and open spaces.



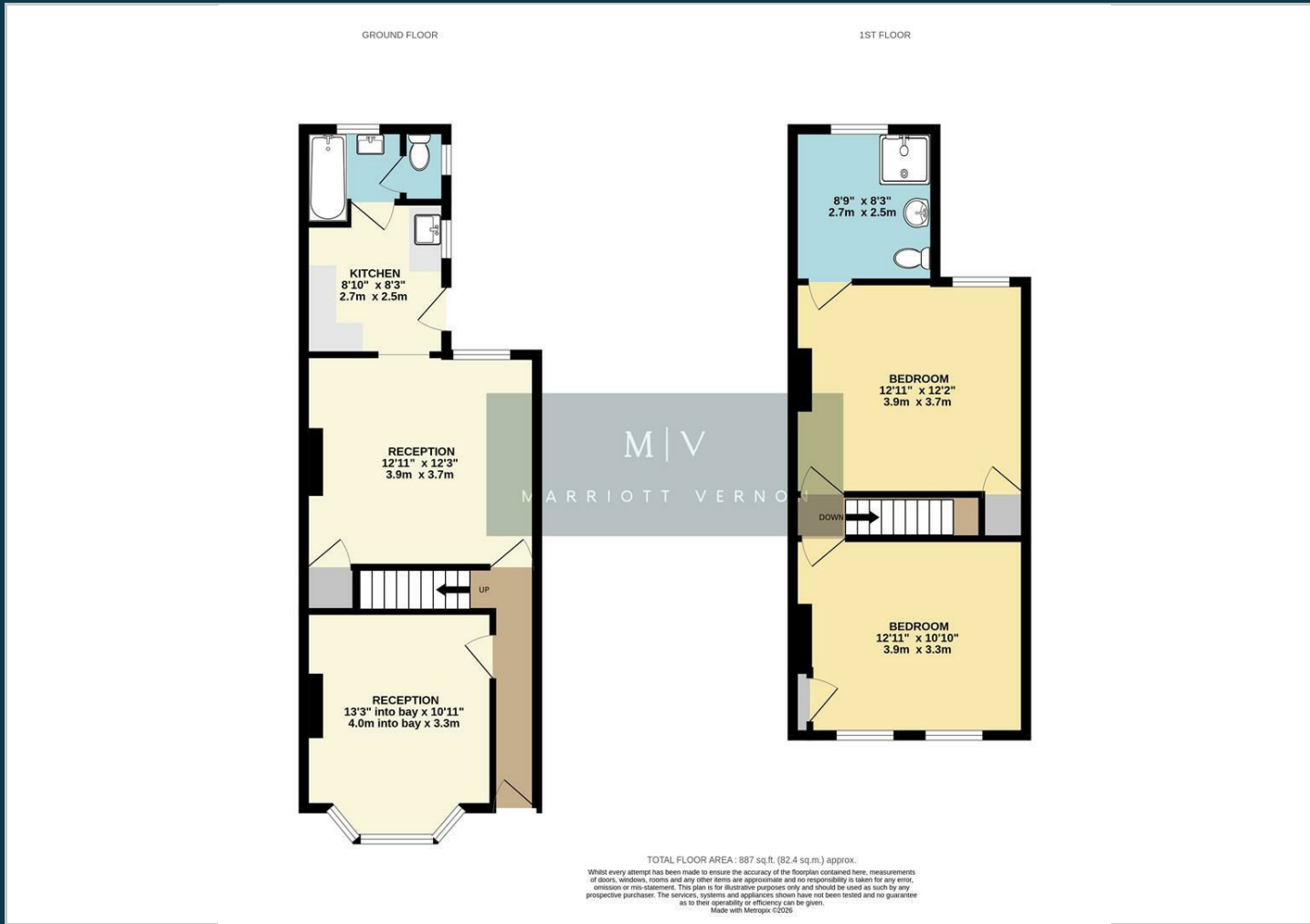




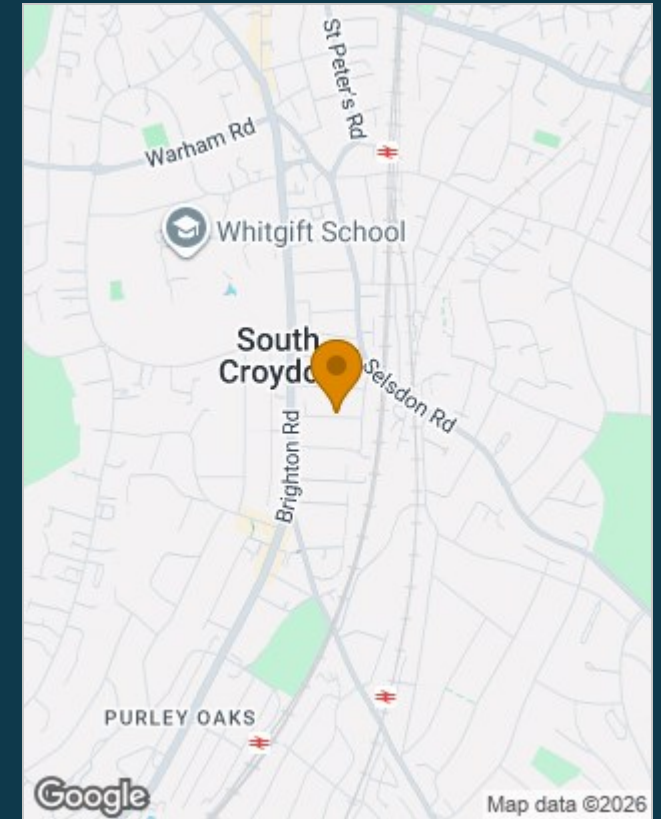
M/V

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	