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MARRIOTT VERNON

ESTATE AGENTS



Brigstock Road, Thornton Heath, CR7 7JG

Asking price £300,000

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# Brigstock Road Thornton Heath, CR7 7JG

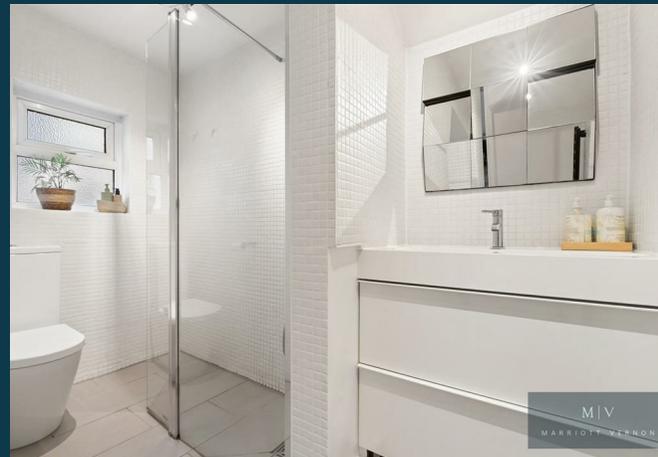
Asking price £300,000

Marriott Vernon present to the market this spacious two double bedroom split level maisonette, ideally situated within a short walk of Thornton Heath station and local amenities. The property offers bright, well planned accommodation with modern interiors throughout - ideal for homeowner or investor buyer alike. Flowing living space laid out over two floors, with private entrance, provides the perfect blend of comfort and convenience, with features including a large 15'9 x 15'5 reception room, separate well equipped kitchen, modern shower room, gas central heating and double glazing.

Accommodation comprises ground floor entrance, with stairs rising to the first floor, leading into the generous reception room with dual front aspect windows and ample space for relaxing, entertaining and dining. The separate kitchen comprises a modern 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. A shower room with separate vanity area completes the first floor living space. To the second floor, there are two well proportioned bedrooms - a very large principal bedroom and a further double.

The property is conveniently located close to Thornton Heath station, as well as numerous regular bus routes providing useful links to the surrounding area. There are a variety of shops and amenities just a short walk away, with nearby Croydon offering a wider selection of shops, bars, restaurants and leisure facilities. The area is also well served by good local schools and open spaces including nearby Grangewood Park.

Viewings are highly recommended.







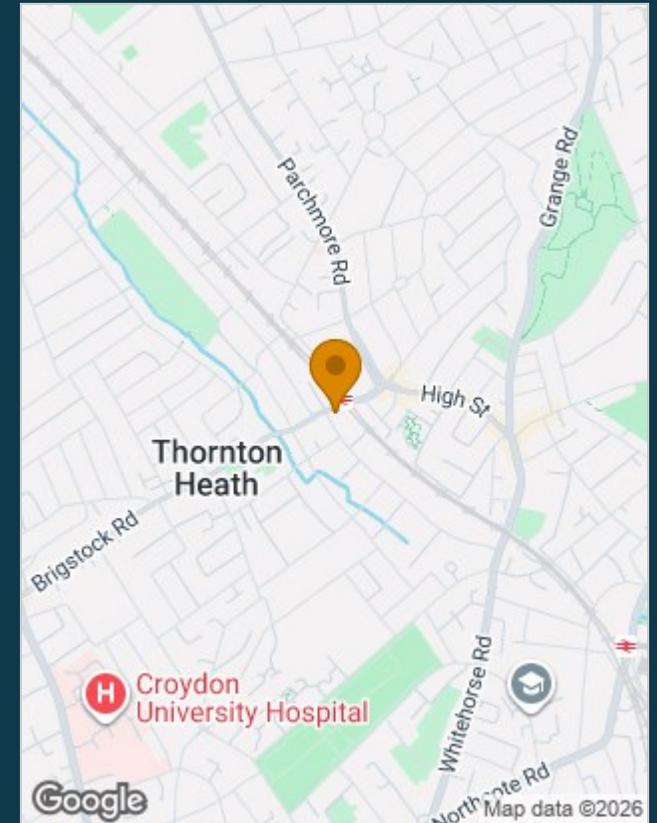
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## Floor Plans



## 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.

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