

18 Violet Lane, Croydon, CR0 4HE

Asking price £450,000

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MARRIOTT VERNON

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Marriott Vernon present this larger than average, extended three/four bedroom end of terrace family home with wrap-around garden to both rear and side, and off street parking, superbly situated in a popular residential location close to transport links, schools and amenities. Offered to the market with no onward chain and requiring modernisation throughout, the property offers well proportioned accommodation over three floors on a generous corner plot, with excellent scope to update and customise as desired. Features include two reception rooms plus a further former garage reception/bedroom, older style kitchen and bathroom, separate WC and utility room, gas central heating, double glazing and inbuilt storage.



Accommodation comprises entrance hall with access to the flexible garage conversion, guest WC and utility room, with stairs rising to the first floor. A bright front aspect reception room and adjacent dining room provide generous space for relaxing and dining, with the dining area opening through to the kitchen.

To the second floor floor, there are three well proportioned bedrooms plus a family bathroom.

The property is conveniently located within a short distance of Waddon and South Croydon stations as well as regular bus routes providing useful links into Central Croydon. Croydon itself offers a huge array of shops, bars, restaurants and amenities, as well as mainline stations at East and West Croydon and Tramlink connections to Beckenham and Wimbledon. Purley Way is also close-by for branded shopping, supermarkets, cinema complex and further leisure facilities. The area is also well served by good schools and open spaces.
















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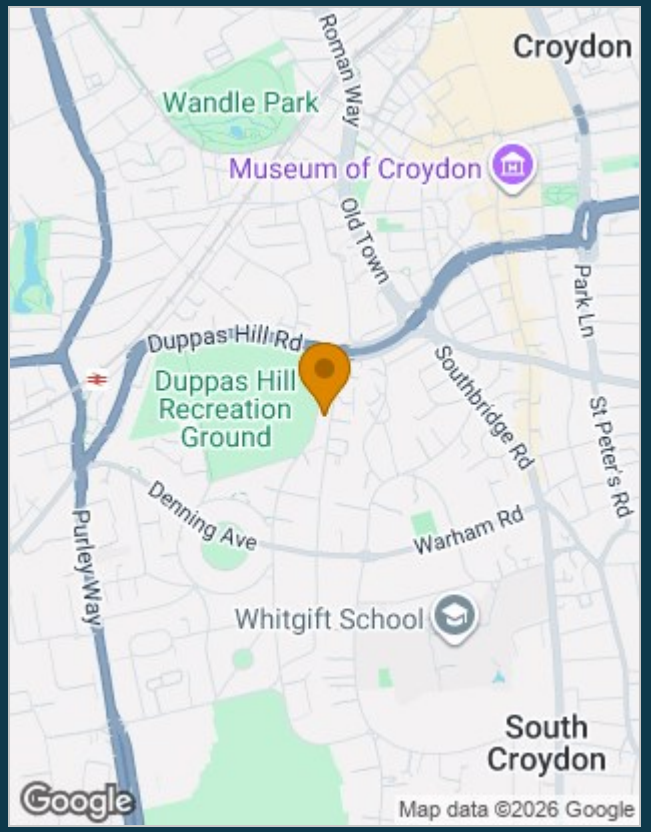
Floor Plans

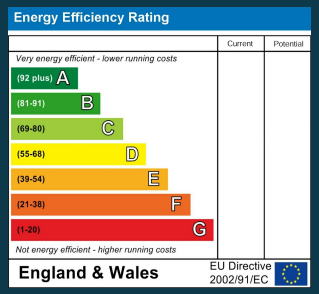


TOTAL FLOOR AREA : 941sq.ft. (87.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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