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MARRIOTT VERNON
ESTATE AGENTS



Lindfield Road, Croydon, CR0 6HN

Guide price £525,000-£550,000



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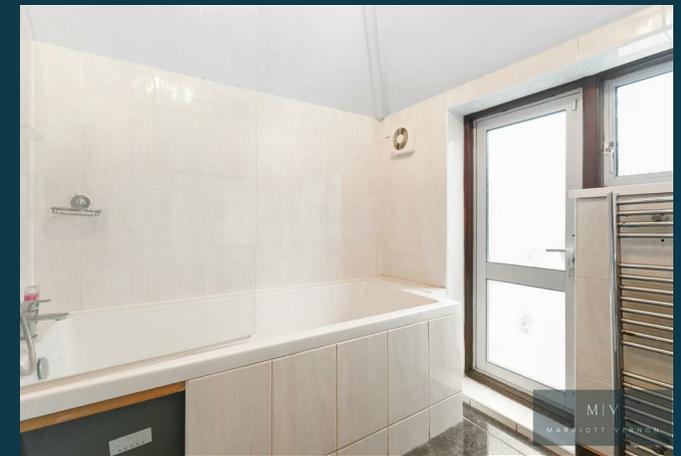
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Marriott Vernon present to the market this well presented four bedroom semi detached property with private garden, off street parking, garage and no onward chain, ideally situated in a popular Addiscombe location close to transport links and amenities. The property offers well proportioned accommodation – ideal for modern family life. Features include two bright and spacious reception rooms, separate well equipped kitchen, modern upstairs bathroom and separate WC, gas central heating, double glazing and inbuilt storage.

Accommodation comprises entrance hall with stairs rising to the first floor, leading into the two reception rooms, with sliding doors onto the garden from the rear aspect dining room. 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. To the first floor, there are four well proportioned bedrooms, plus a family bathroom and separate WC with white suite, as well as access onto a rear aspect balcony area.

The property is conveniently located close to the local shops and amenities of Lower Addiscombe Road, as well as numerous regular bus routes providing links to East Croydon station. Tramlink at Blackhorse Lane also provides excellent connections to Croydon, Wimbledon and Beckenham. Croydon town centre is within easy reach, offering an array of shops, bars, cafes and restaurants, as well as excellent leisure facilities including a cinema complex. The area is well served by good local schools.



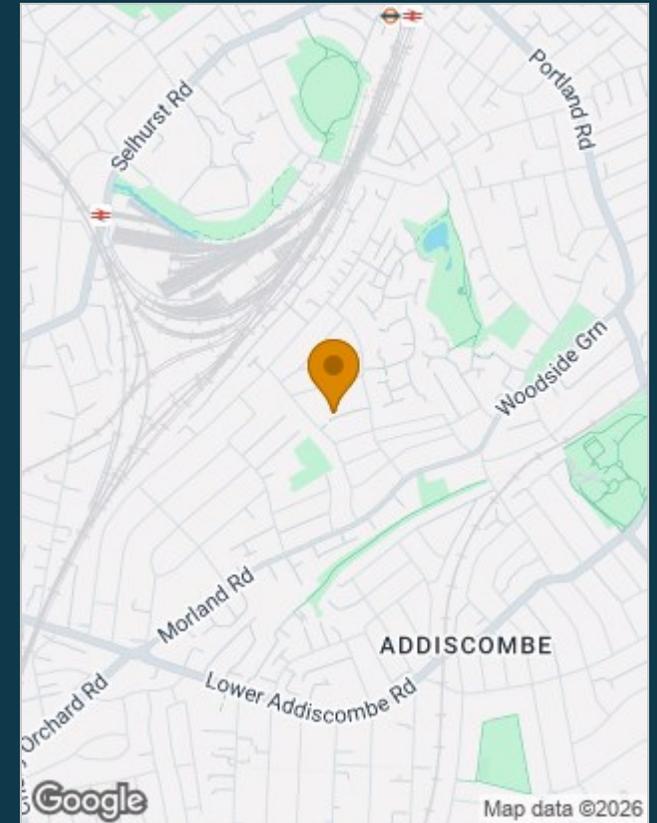




Floor Plans



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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 Tel: 0208 657 7778 Email: enquiries@marriottvernon.com www.marriottvernon.com

| Energy Efficiency Rating | |
|---|---|
| | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | <div style="border: 1px solid black; padding: 5px; text-align: center;"> 88 </div> |
| (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 |