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MARRIOTT VERNON  
ESTATE AGENTS



75 Broughton Road, Thornton Heath, CR7 6AJ  
Guide price £500,000-£525,000



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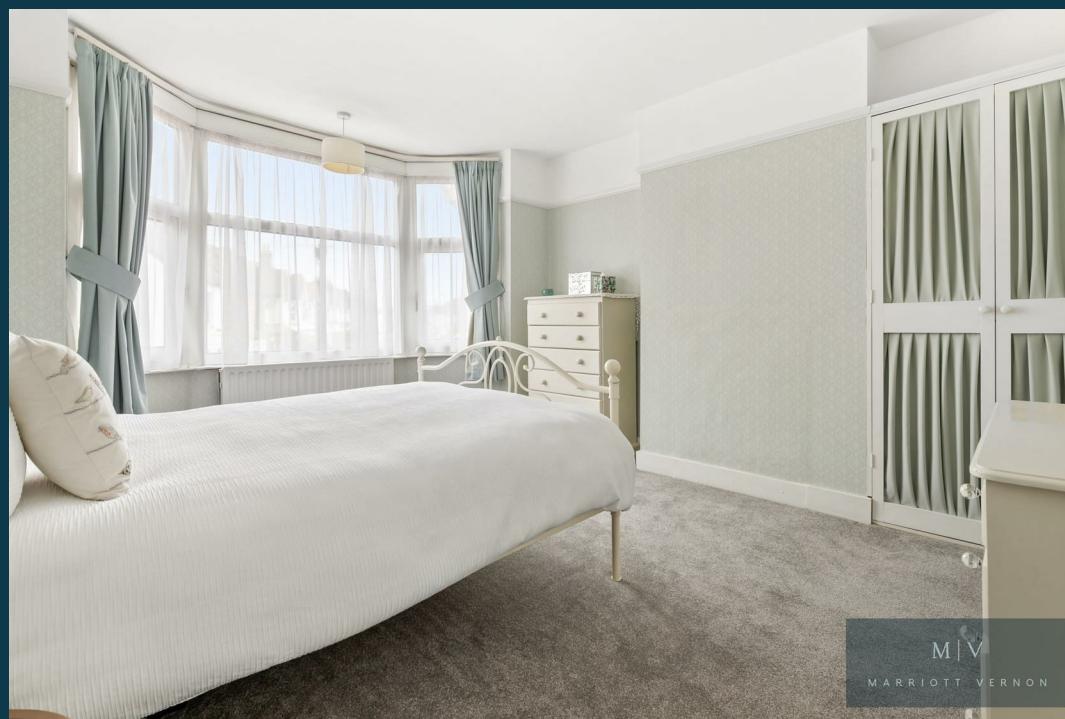
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Marriott Vernon present to the market this well presented three bedroom semi detached house with private garden and off street parking, conveniently located in a popular residential road on the borders of Croydon and Thornton Heath, close to transport links, schools and an array of amenities. The property offers bright, well planned accommodation, extended to the ground floor, with modern interiors and neutral finish throughout - the perfect blend of comfort and convenience for a modern lifestyle. Features include three generous reception areas, well equipped kitchen, ground floor wet room and upstairs shower room, gas central heating, double glazing and quality floor coverings.

Accommodation comprises entrance hall with stairs rising to the first floor, leading into the front aspect reception room with ample space for relaxing and entertaining. To the rear of the property, the dining room opens through to a further extended reception room with garden views. The separate kitchen comprises a modern range of matching white fronted wall and base units with work surfaces incorporating inset sink unit, electric oven, and further space for appliances. A modern fully tiled wet room completes the lower level accommodation. To the first floor, there are three well proportioned bedrooms - two doubles and a single/study - plus a shower room with modern suite.

The property is conveniently located within easy access of 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 close-by, with nearby Croydon offering additional rail links, a wider selection of shops, bars, restaurants and leisure facilities, and Purley Way with its abundance of branded shops, supermarkets and cinema complex. Croydon University Hospital is also a short distance away, as well as good local schools and open spaces.







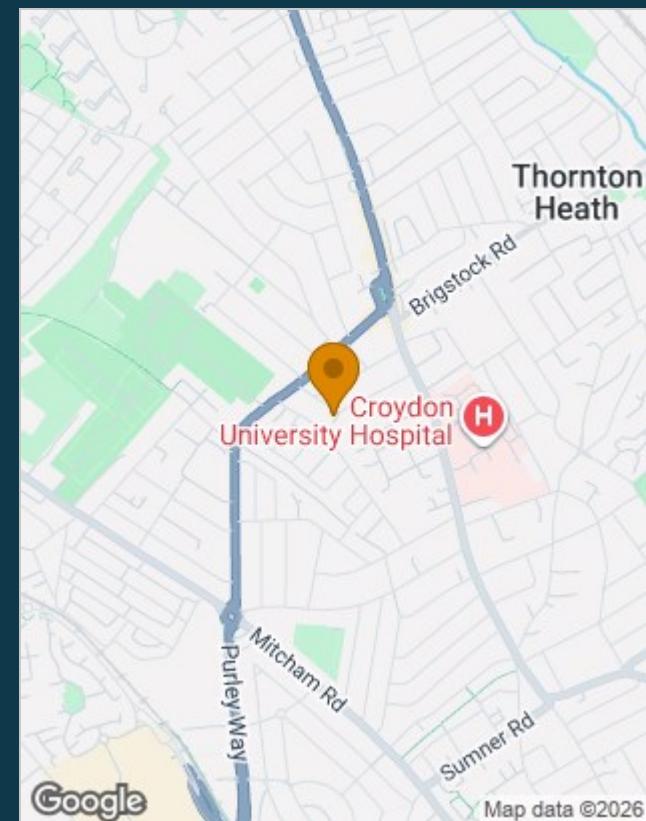
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## Floor Plans



## 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.

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

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.