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MARRIOTT VERNON
ESTATE AGENTS

1 Frant Road, Thornton Heath, CR7 7JY

Offers in excess of £300,000





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Thornton Heath, CR7 7JY

Two Bedroom End of Terrace House

Chain Free

Separate Kitchen

Private 80ft Garden

Walking distance of West and Selhurst
Stations

Moments from Croydon University Hospital

Two Well Proportioned Reception Rooms

First Floor Family Bathroom

Gas Central Heating and Double Glazing

Easy Access Shops and Amenities

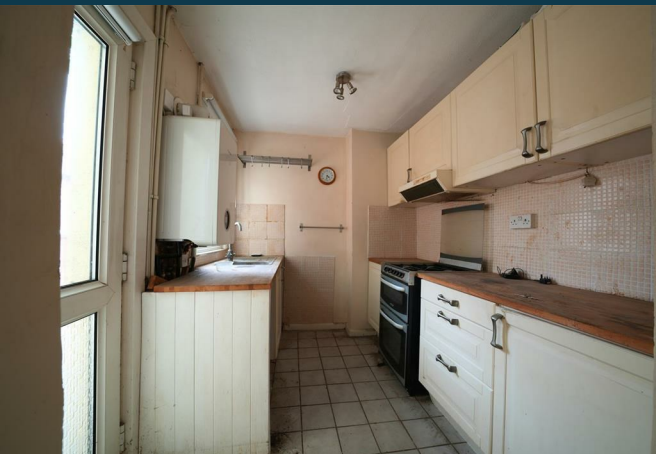
Marriott Vernon presents this two bedroom end of terrace property with private 80 ft garden, conveniently located close to excellent transport links, an array of local amenities and the site of Croydon University Hospital. Features include two separate reception rooms, kitchen, first floor family bathroom, gas central heating, double glazing and inbuilt storage (as well as a separate external store cupboard).

Accommodation comprises entrance leading into the front aspect reception room with space for relaxing and entertaining. A separate dining room opens through to the kitchen, comprising a range of wall and base units with work surfaces. To the first floor, there are two well proportioned bedrooms, plus a family bathroom with bath suite and separate shower.

The property whilst liveable does require modernisation throughout which has been reflected in the asking price. However the guttering has been replaced July 26

The property is located within walking distance of both West and Selhurst stations, with connections into Central London as well as to Gatwick and the South Coast. The Tramlink service is also close-by offering excellent links to Wimbledon and Beckenham. Croydon town centre provides a selection of shops, bars, restaurants and leisure facilities, with Croydon University Hospital just a short walk away.

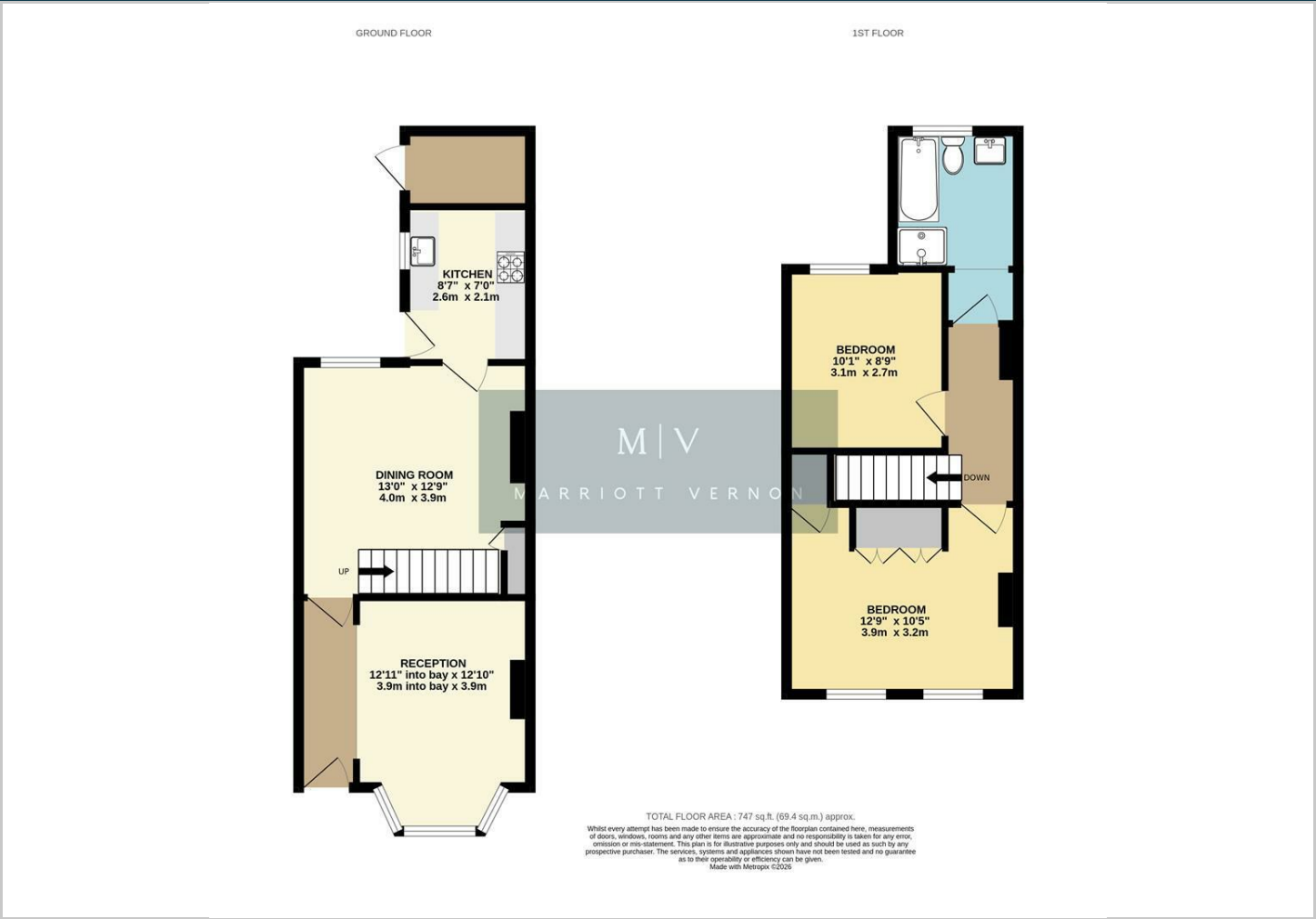
Viewings are highly recommended.







Floor Plans



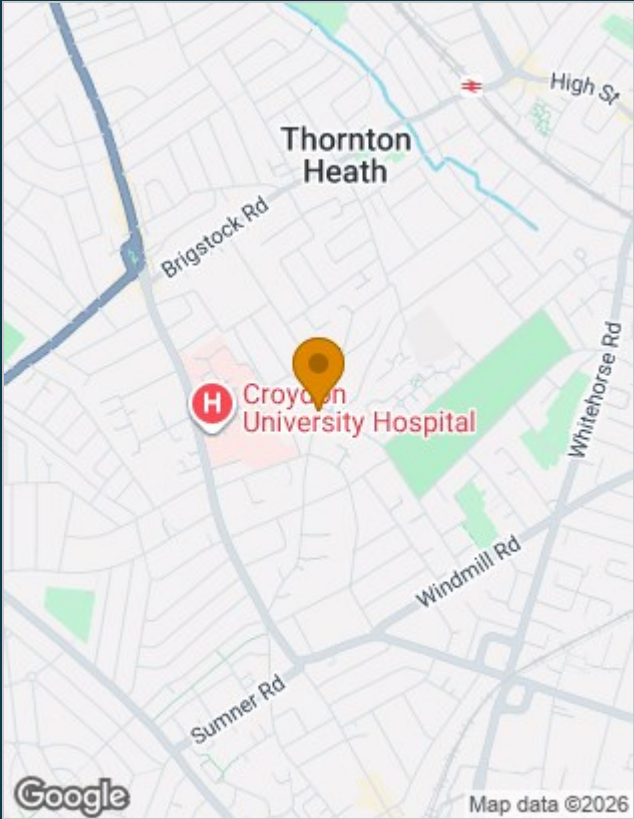
Viewing

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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Location Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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		

Energy Efficiency Rating details: The table shows a scale from A (92+) to G (1-20). The current rating is 62 (D), and the potential rating is 78 (C). The rating is for England & Wales, following the EU Directive 2002/91/EC.