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MARRIOTT VERNON
ESTATE AGENTS



22 Nicholas Road, Croydon, CR0 4QS
Offers in excess of £525,000



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Marriott Vernon present to the market this spacious three bedroom semi detached property with separate studio annexe to the rear, private garden and off street parking, conveniently situated in a no through road, close to transport links, schools and amenities. The property offers bright, well proportioned accommodation with modern interiors and neutral finish throughout, with potential to extend - ideal for homeowner or investor alike. Features include an inviting double length through reception, separate well equipped kitchen, upstairs bathroom, gas central heating and double glazing. The separate annexe provides excellent bonus versatile space, accessed via the side of the property and laid out as a studio and shower room.

Accommodation to the main house comprises entrance hall with stairs rising to the first floor, leading into the bright front aspect reception room with attractive bay window and ample space for relaxing and entertaining. The lounge area opens through to a dining room with double doors onto the attractive garden. The separate kitchen, also with doors onto the garden, comprises a modern range of matching wall and base units with work surfaces incorporating inset sink unit, gas hob with overhead extractor and oven below, and further space for appliances. To the first floor, there are three bedrooms, plus a family bathroom with modern white three piece suite.

The property is conveniently located within a short distance of Waddon station as well as regular bus routes providing useful links into Central Croydon. Croydon itself is within easy access offering a huge array of shops, bars, restaurants and amenities, as well as mainline stations at East and West Croydon. Tramlink connections also link Beckenham and Wimbledon. Purley Way is close-by for branded shopping, supermarkets, cinema complex and further leisure facilities and the area is well served by excellent schools and lovely open spaces including nearby Waddon Ponds and Beddington Park.





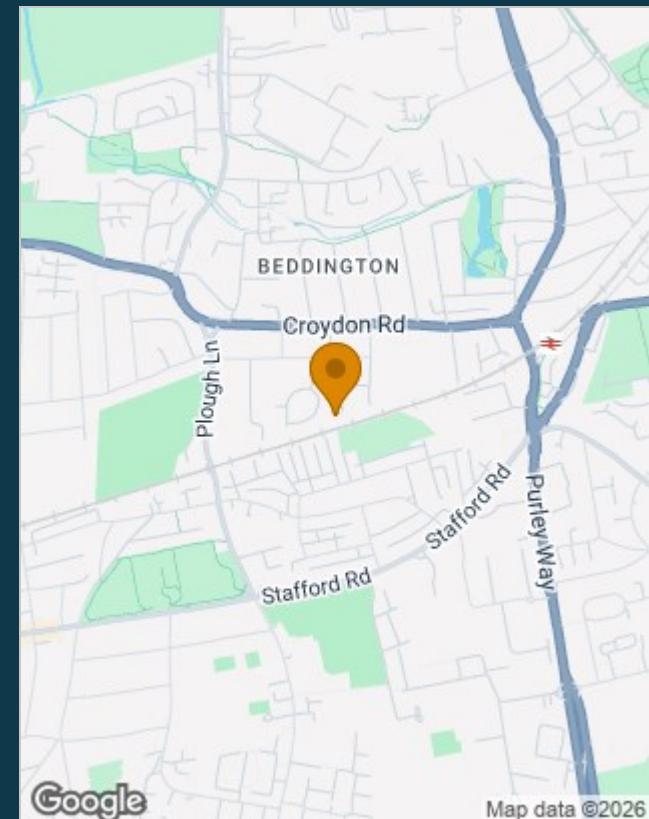


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Floor Plans



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-80)	B		
(69-60)	C		
(55-54)	D		
(39-34)	E		
(21-18)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		69	
EU Directive 2002/91/EC			