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MARRIOTT VERNON

ESTATE AGENTS



2 Saracen Close, Croydon, CR0 2HD

Guide price £350,000



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## 2 Saracen Croydon, CR0 2HD

- Modern Style Two Bedroom Terraced House
- Chain Free
- Separate Kitchen with access to Garden
- Garage En Bloc
- Adjacent Brit School
- Convenient Selhurst Location
- 17'5 Reception Room
- Upstairs Shower Room
- Private Garden to Rear
- Short Walk to Selhurst Station and Amenities

\*\*\*Guide Price £350,000-£375,000\*\*\*

Marriott Vernon present to the market this modern style two bedroom mid terrace house with private rear garden and garage in block, conveniently situated close to Selhurst station and within easy reach of shops, schools and amenities. The property offers bright, well planned accommodation with modern interiors and neutral finish, with features including a 17'5 reception room, separate well equipped kitchen, upstairs shower room, gas central heating, double glazing and no onward chain.

Accommodation comprises entrance hall with stairs rising to the first floor, leading into the reception room with window to front and space for relaxing and dining. The separate kitchen, with door to the garden, comprises a 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 two bedrooms, plus a shower room with three piece suite.

The property is conveniently located just a short walk from numerous regular bus routes, and Selhurst station with fast and frequent services into Central London. There are a variety of local shops close-by, with Croydon town centre only a short distance away providing an array of shops, bars, restaurants and amenities.

Viewings are highly recommended.







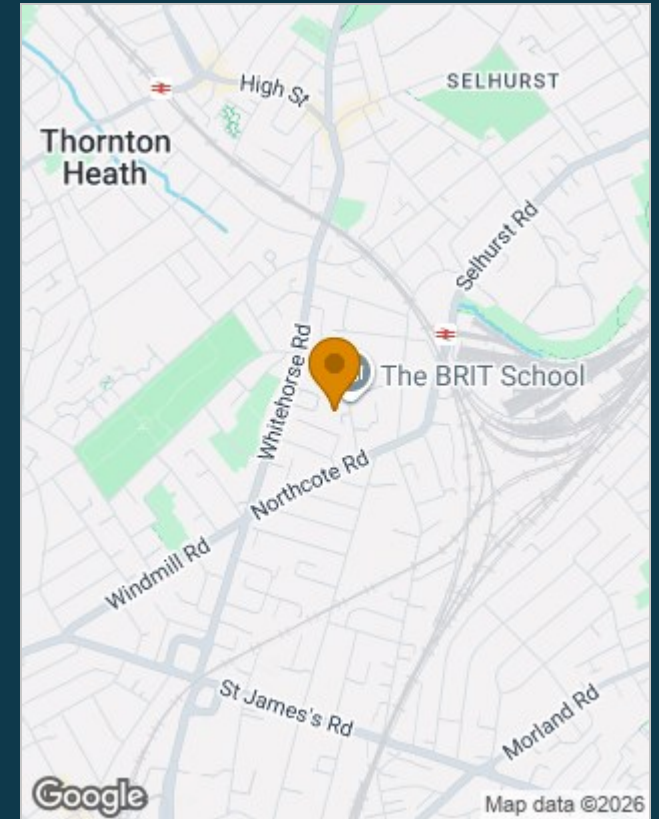
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## Floor Plans



## 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	