

M | V

MARRIOTT VERNON

ESTATE AGENTS



135 Bynes Road, South Croydon, CR2 0PS

Guide price £375,000



M | V

MARRIOTT VERNON



M|V
MARRIOTT VERNON

135 Bynes Road South Croydon, CR2 0PS

Guide price £375,000

Guide Price £375,000-£385,000

Marriott Vernon present this charming two bedroom mid terrace house with private garden, conveniently situated in a popular South Croydon location, within easy reach of Sanderstead and Purley Oaks stations, shops and amenities. The property offers bright, well planned accommodation with modern interiors throughout including two reception rooms, separate well equipped kitchen, first floor family bathroom and guest WC. Further features include gas central heating, double glazing, and inbuilt storage.

Accommodation comprises entrance lobby with stairs rising to the first floor, leading into the spacious reception room with space for relaxing and entertaining. An adjoining dining room enjoys direct access onto the garden, as well as access through to the kitchen. The kitchen itself comprises a range of matching wall and base units with work surfaces incorporating inset sink unit, gas hob with overhead extractor, electric oven, and further space for appliances. A rear lobby leads out to the garden, and through to a useful ground floor WC. To the first floor, there are two well proportioned bedrooms, plus a generous family bathroom.

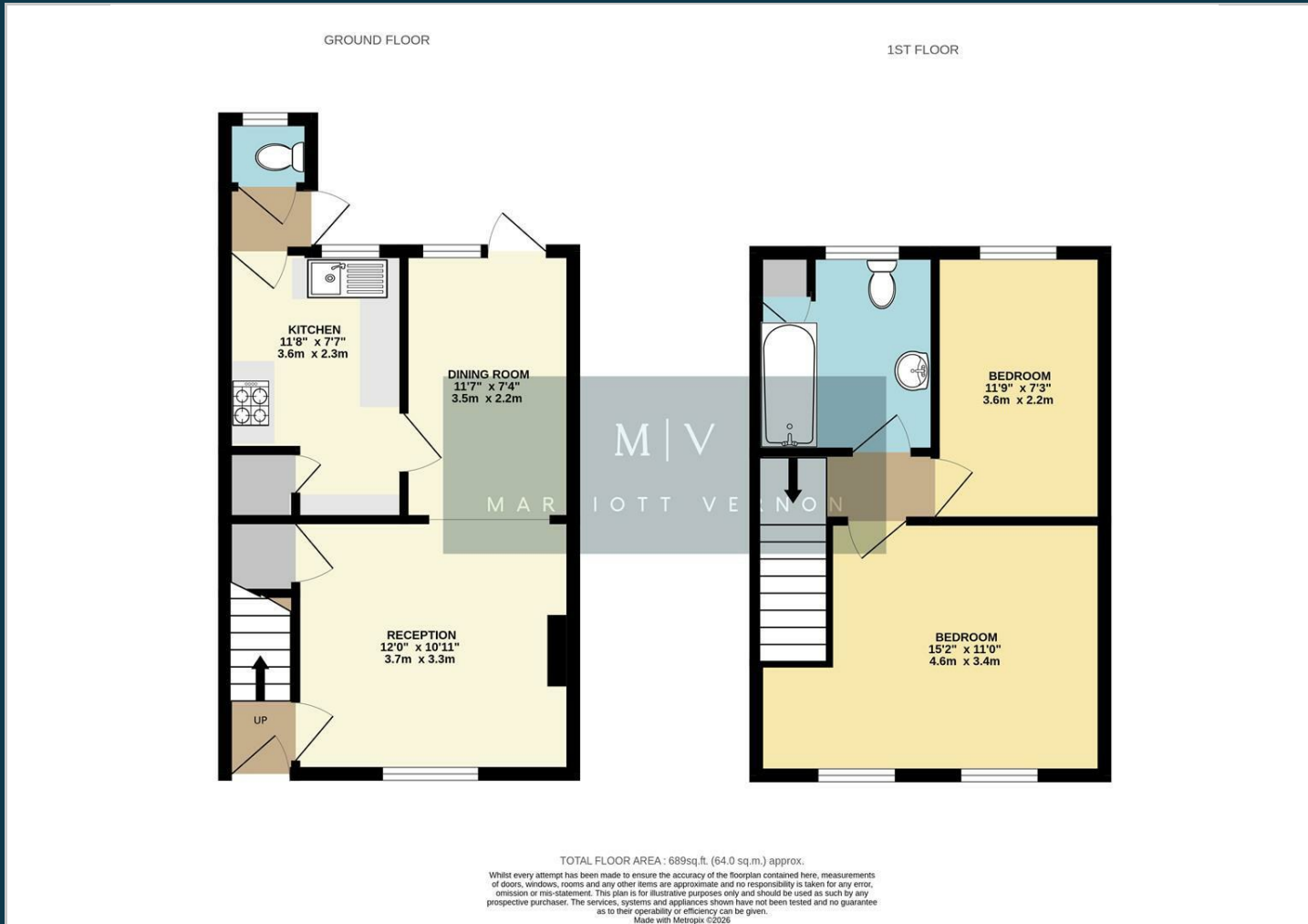
The property is superbly located within easy access of Purley Oaks and Sanderstead stations, providing convenient links into East Croydon mainline station, Central London and the surrounding area. Regular bus routes provide connections into nearby Croydon town centre with its array of shops and amenities, as well as leisure facilities including a cinema complex. South Croydon's 'Restaurant Quarter' is also within easy reach for a diverse selection of bars and restaurants, and Purley town centre just a short distance away for a further variety of supermarkets, shops and eateries. The area is also well served by excellent local schools.



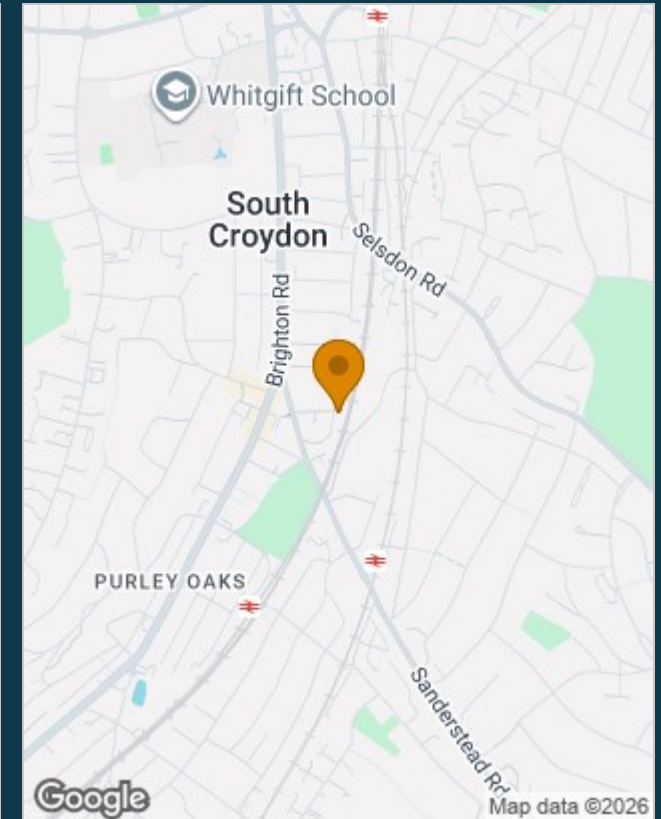




Floor Plans



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.

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	

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.