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MARRIOTT VERNON
ESTATE AGENTS



4 Harcourt Road, Thornton Heath, CR7 6BU

£425,000





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Marriott Vernon welcome to the market this chain free, three bedroom extended house, boasting 2 large reception rooms and separate fitted kitchen with access to a private garden.

Accommodation briefly comprises entrance hall, reception room to the front, second reception room extended to rear with patio doors and separate extended kitchen. To the first floor are three bedrooms, two being doubles, and a family bathroom. The property does require modernisation but benefits from private rear garden, garage, double glazing, gas central heating and no onward chain.

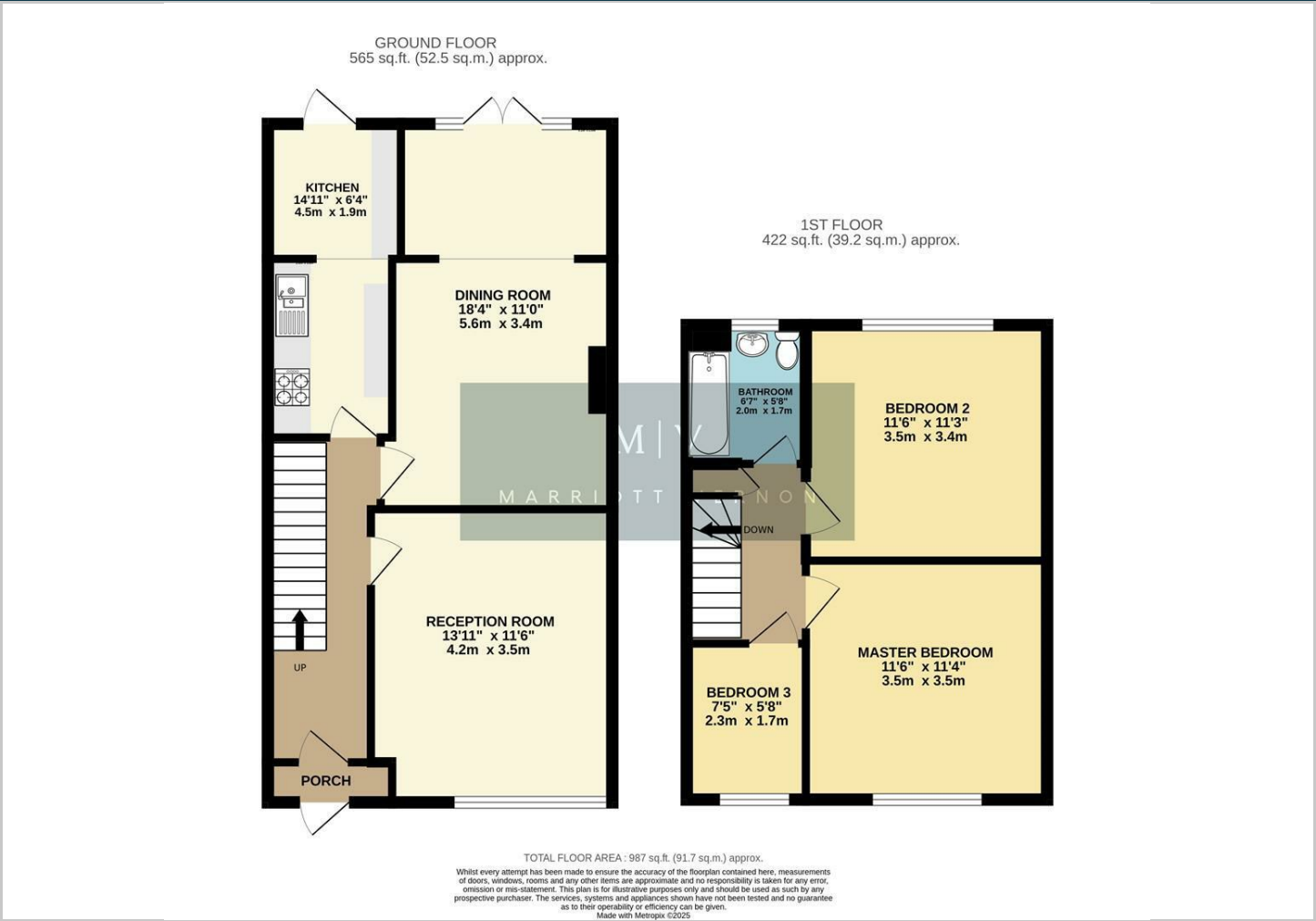
Harcourt Road is a popular residential road in close proximity to the shopping facilities of nearby Purley Way and Thornton Heath. Croydon University Hospital is just moments away as well as several bus routes and Croydon Tramlink Services.







Floor Plans



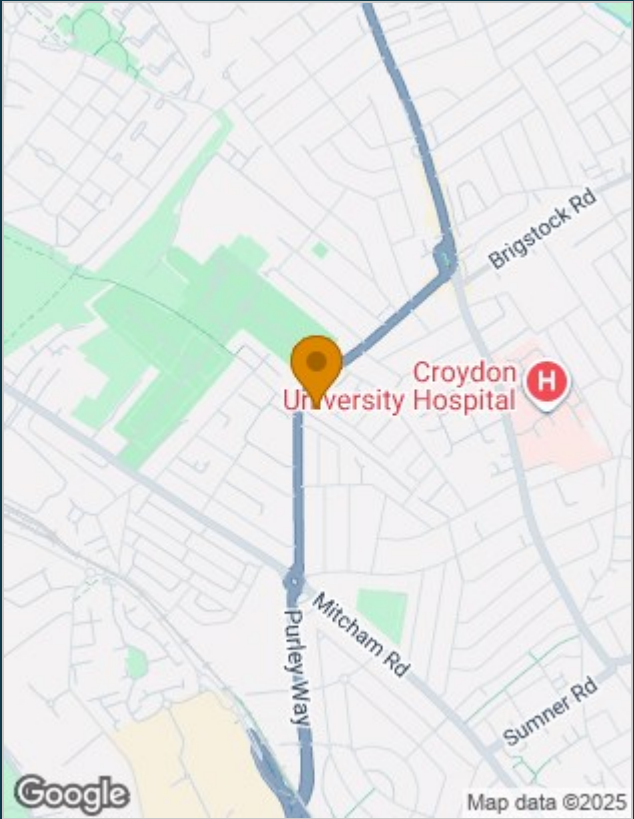
Viewing

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	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC