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MARRIOTT VERNON
ESTATE AGENTS

10 Bracewood Gardens, Croydon, CR0 5JL

Asking price £550,000



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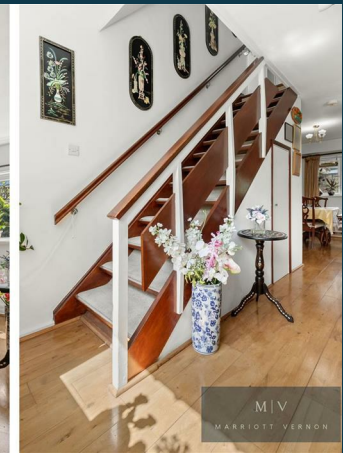
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Marriott Vernon present to the market this substantial (1,442sq ft) five bedroom, two bathroom, end of terrace family home with private garage and garden, superbly situated in a highly sought after Park Hill location just a short distance from East Croydon station. The property offers bright and spacious, versatile accommodation, ideal for modern family life, with well maintained interiors and additional scope to update as desired. Features include three reception rooms, well equipped kitchen with separate utility, first floor bathroom and ground floor shower, gas central heating, double glazing and ample inbuilt storage.

Accommodation comprises entrance hall with access to a useful downstairs shower room, leading into a rear aspect study and front aspect reception/dining room which in turn opens through to the main hallway. A further reception room provides ample space for relaxing and entertaining, with sliding doors opening onto the garden. The kitchen 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, whilst an adjoining utility room provides additional work and appliance space. To the first floor, there are five well proportioned bedrooms, plus a family bathroom.

The property is ideally located within just a short walk of East Croydon station with outstanding connections into Central London as well as to Gatwick and the South Coast. The Tramlink service also offers excellent links to Wimbledon and Beckenham. Croydon town centre is just a short distance away offering a huge selection of branded shopping, bars, restaurants and leisure facilities. For families, the area is well served by wonderful open spaces including nearby Park Hill Park, Lloyd Park, as well as good local schools including Park Hill School.

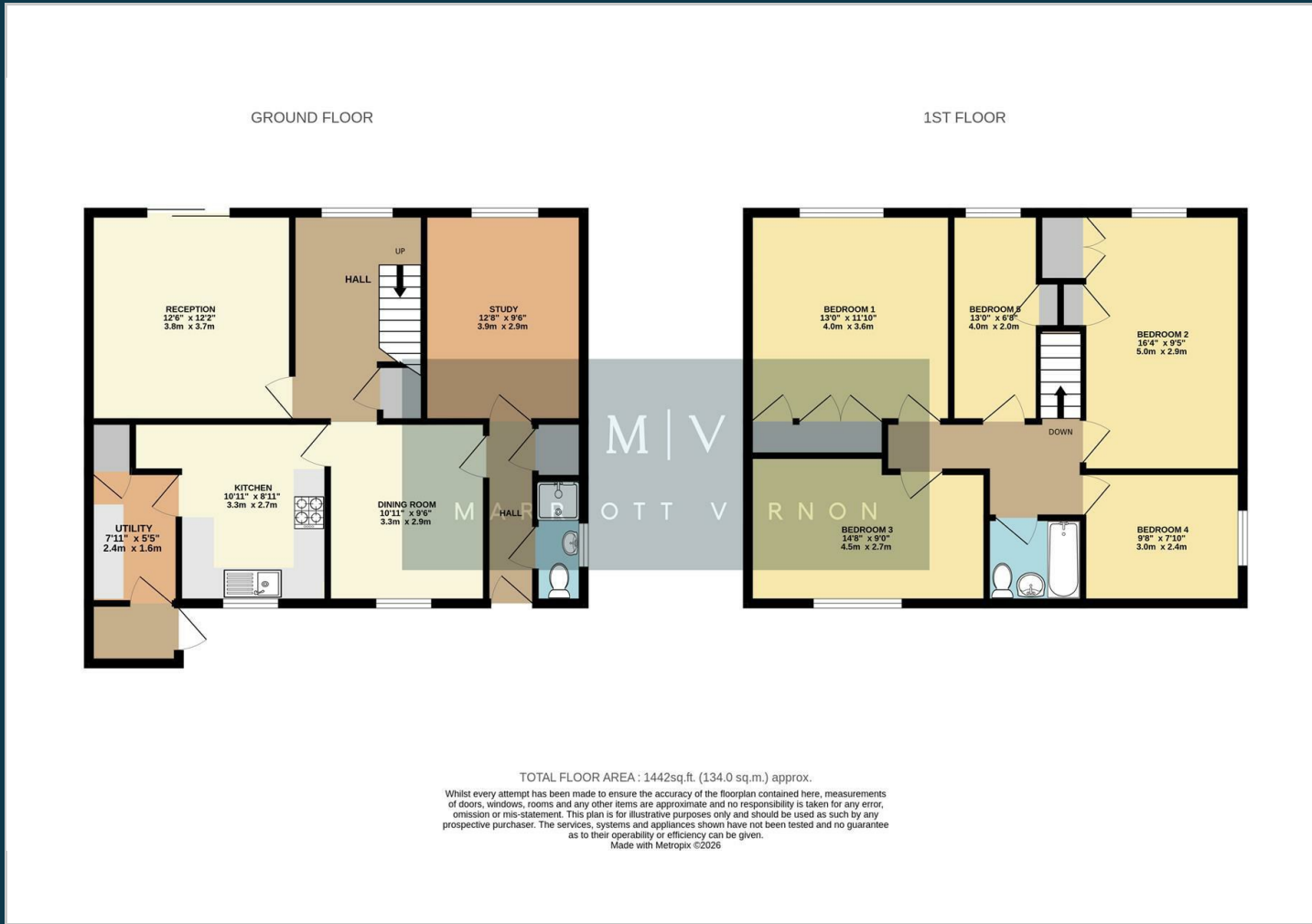






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Floor Plans



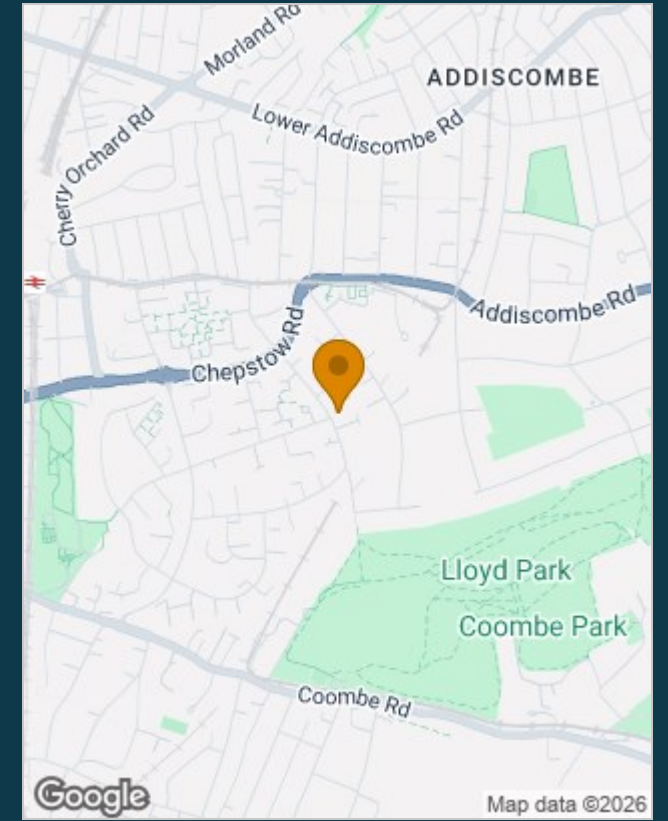
Viewing

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	75	80
(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	