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MARRIOTT VERNON  
ESTATE AGENTS



1 Rawlins Close, South Croydon, CR2 8JS

£2,500 Per month



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# 1 Rawlins Close

South Croydon, CR2 8JS

Spacious Five Bedroom Semi Detached House  
Well Equipped Eat-In Kitchen/Diner and Separate Utility  
Large Private Garden  
Close to Transport Links

Quiet Cul-de-Sac with Central Green  
Two Bath/Shower Rooms plus WC  
Garage and Off Street Parking  
Easy Access Shops, Schools and Amenities

Marriott Vernon present to the market this spacious five bedroom semi detached property with large private garden, garage, and off street parking for two cars, ideally situated in a sought after cul-de-sac with a central green. The property provides bright and spacious accommodation, just a short walk from local shops, good schools and Tramlink serving East Croydon station. Features include a generous reception room, well equipped kitchen/diner and separate utility, two bath/shower rooms, ground floor WC, gas central heating and double glazing.

Accommodation comprises entrance porch and hallway with stairs rising to the first floor, leading into the front aspect reception room with ample space for relaxing and dining. The separate kitchen/diner comprises a range of wall and base units with work surfaces incorporating inset sink unit, gas hob, wall mounted oven, and further space for appliances. A separate utility room provides additional work and appliance space, with door through to a guest WC. To the first floor, there are five bedrooms, plus a family bathroom and additional shower room.

The property is located close to local shops at Crossways Parade and the Forestdale Forum, as well as nearby Selsdon High Street, with Aldi and Sainsburys supermarkets along with convenience stores and a variety of restaurants, coffee shops and local library. The area is well served by excellent schools and good transport links in the form of local buses and Tramlink (just moments away at Gravel Hill) providing excellent links to East Croydon station with its fast and frequent services to London Bridge and London Victoria.

Viewings are highly recommended.

£2,500 Per month



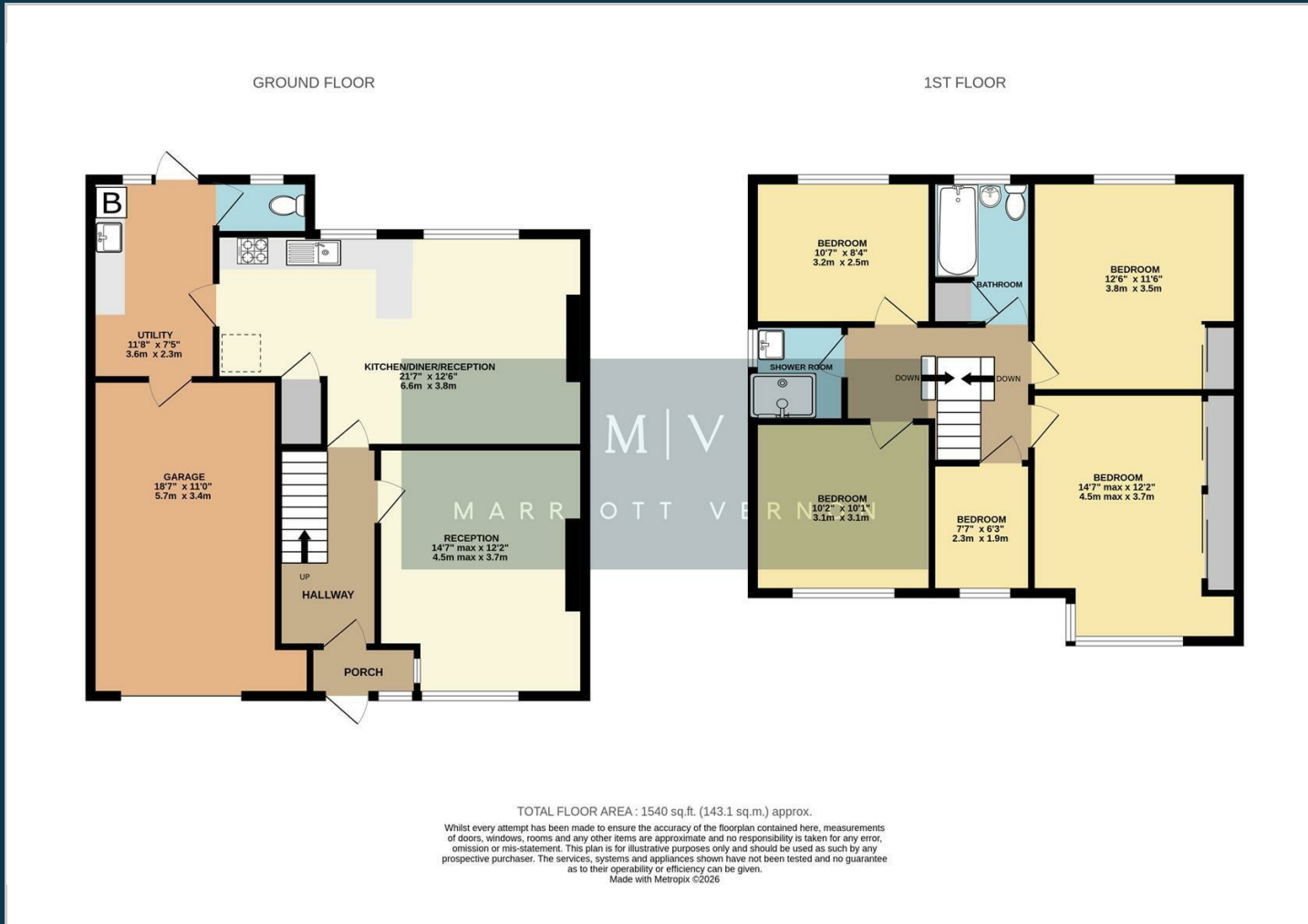




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## Floor Plans



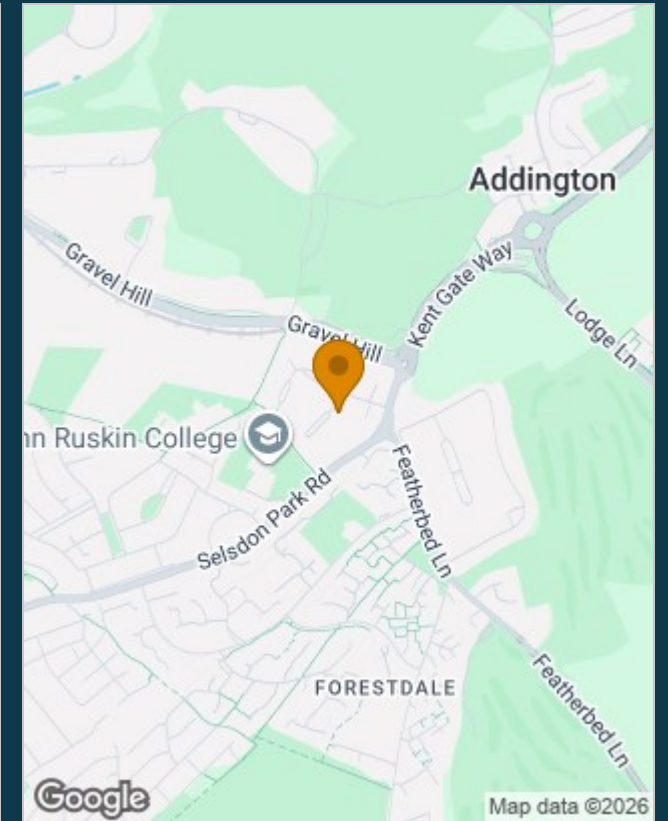
## Viewing

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.

Bank House, 111 South End, Croydon, CR0 1BJ  
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## Location Map



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>	70	78
(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	