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MARRIOTT VERNON
ESTATE AGENTS



24 St. Peters Road, Croydon, CR0 1HG

Asking price £350,000



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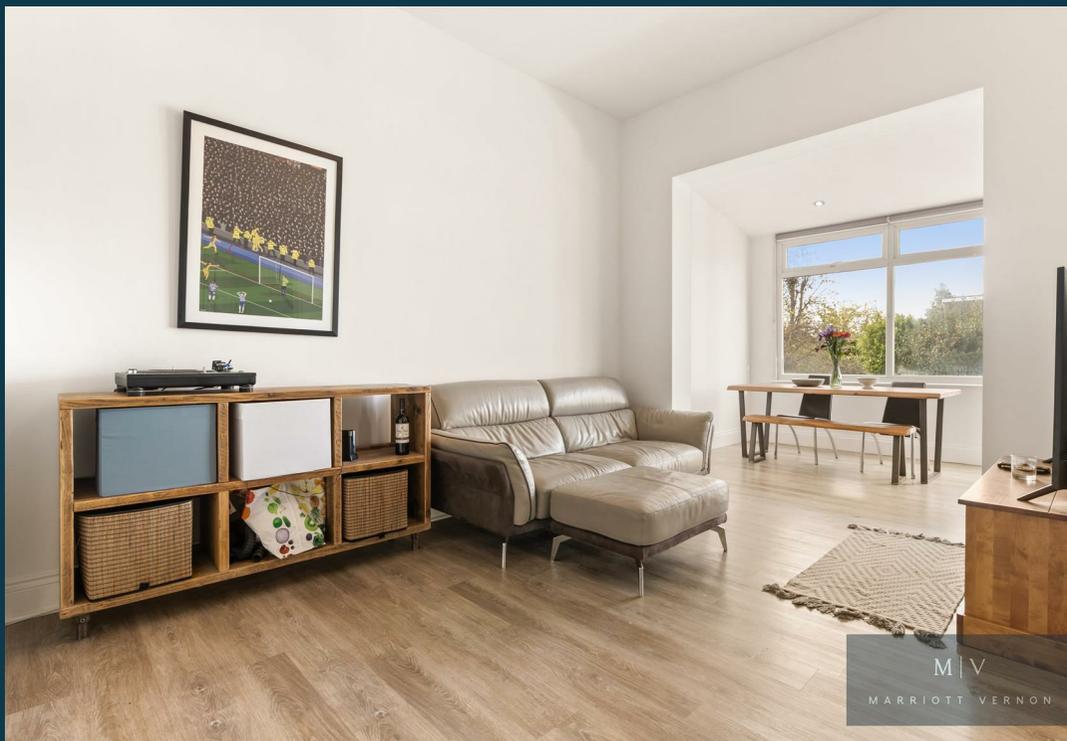
Marriott Vernon welcome to the market this beautifully presented two bedroom upper ground floor period conversion with off street parking and direct access to a gorgeous private garden with storage shed and barbecue area with pergola. Offered to the market with share of freehold and no onward chain, the property is ideally situated close to South Croydon station and provides light and spacious accommodation with both modern interiors, period features and high ceilings throughout. Features include an inviting reception room, newly updated fitted kitchen/dining room, gas central heating, double glazed sash windows, quality floor coverings and neutral decor.

Accommodation comprises a reception room with ample space for relaxing and entertaining, with opening through to the separate kitchen/diner, with door onto the garden. The kitchen area comprises a modern range of matching wall and base units with work surfaces incorporating inset sink unit, hob with overhead extractor and electric oven below, and further space for appliances. There are two well sized bedrooms, with deep bay to the principal bedroom, plus a shower room.

The property is superbly located within easy access of South Croydon station, providing convenient links into East Croydon mainline station, Central London and the surrounding area. A short walk, or local 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 close-by for a diverse selection of bars and restaurants.

Viewings are highly recommended.







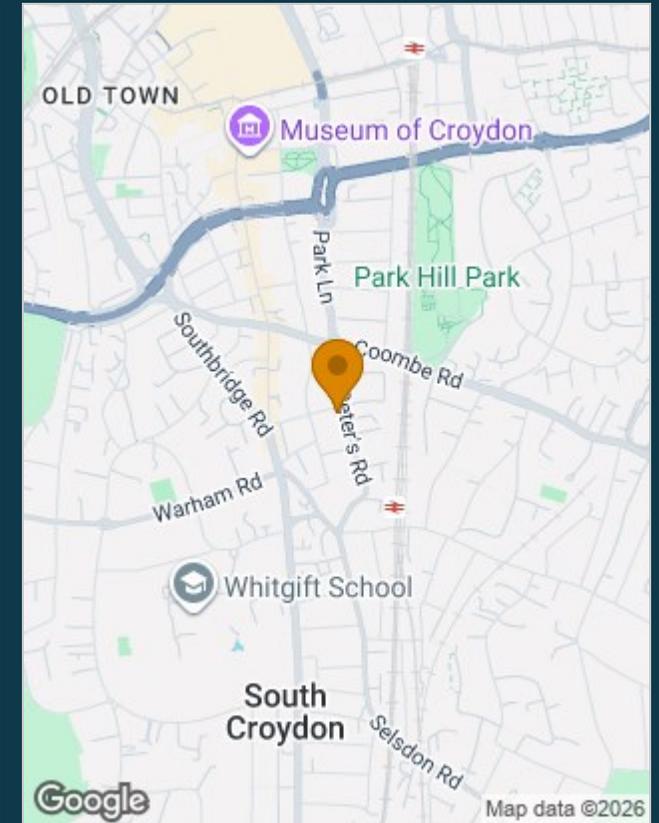
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Floor Plans



Location Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	77
(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	

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.