

MONTHLY RENTAL OF £1,450



15 Vicarage Road Croydon Surrey CR0 4JS

A very nicely presented two bedroom Victorian terraced house found in a quiet no-through road, seconds from Wandle Park Tram stop and the open recreational ground Wandle Park, which has just undergone a redevelopment plan to provide an improved and tranquil green space.

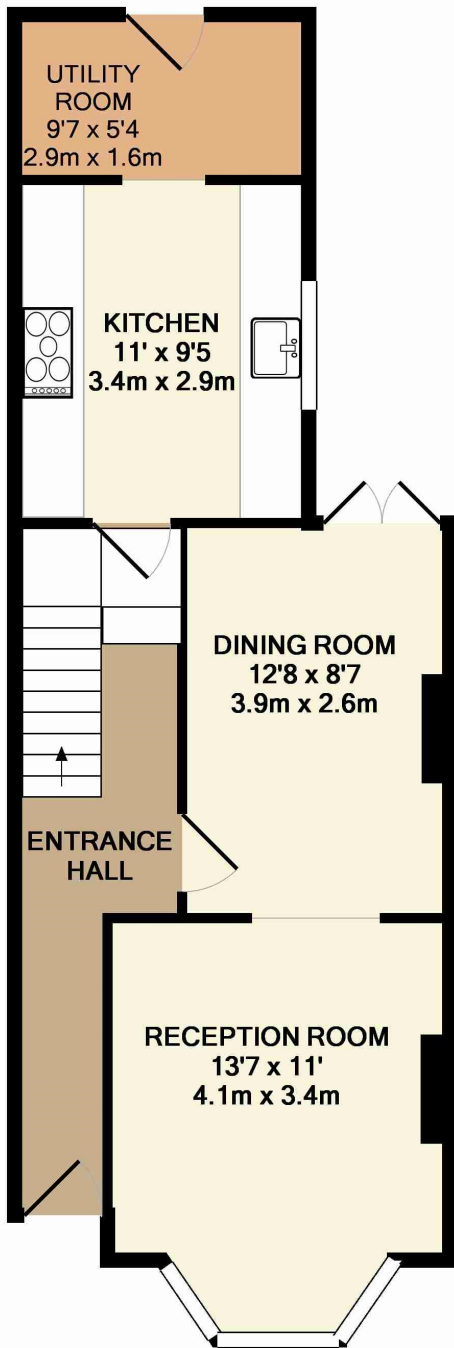
The property which is available for occupation from 11th August 2020 features a through lounge/dining reception area with access to the garden, a fully fitted large kitchen, a separate utility area with further access to the garden, a beautiful large family bathroom on the first floor found off the hallway with a roll top free-standing bath and separate shower cubicle and two good sized bedrooms. There is also a beautiful rear garden.

The property is fully double glazed with gas central heating and comes unfurnished.

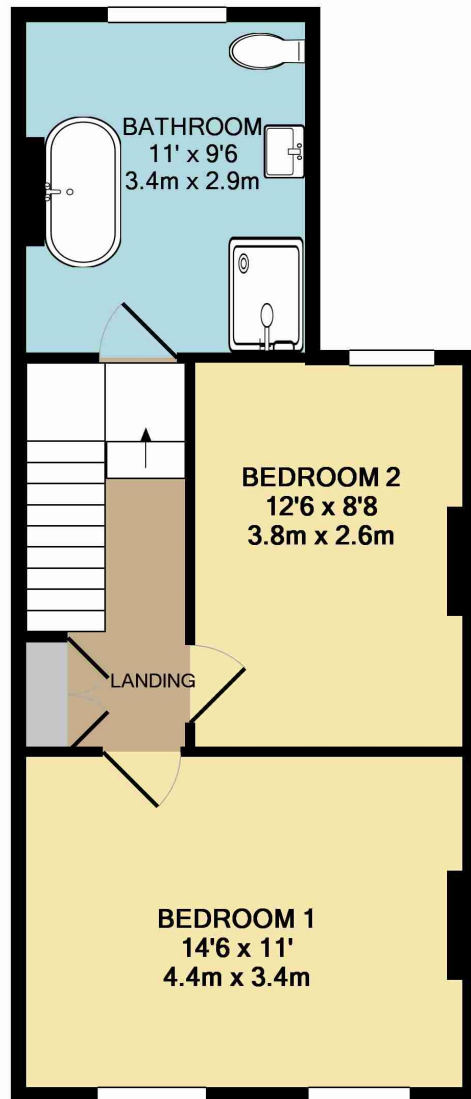
Wandle Park tram stop provides links to Wimbledon and East Croydon Station, which has fast and frequent links to central London (Victoria and London Bridge), Gatwick and the South coast, making the property ideal for commuters. The property is also close by to Waddon train station.

Central Croydon offers a comprehensive range of services, amenities, transport facilities, shops and department stores, along with the soon to be developed "Westfield" centre. In addition, the nearby Purley Way Retail Park presents a multitude of retail outlets and excellent open recreational areas are also just moments away.



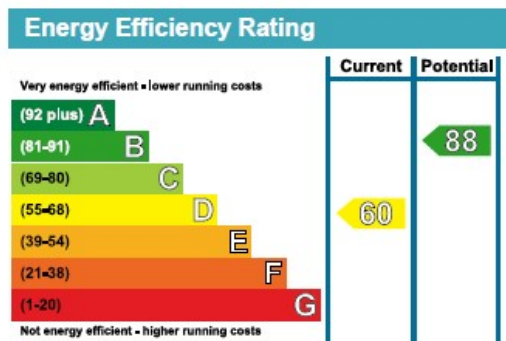


GROUND FLOOR
APPROX. FLOOR
AREA 489 SQ.FT.
(45.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 440 SQ.FT.
(40.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 929 SQ.FT. (86.3 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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For clarification, we wish to inform prospective purchasers that we have prepared these lettings particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds, and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

