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MARRIOTT VERNON

ESTATE AGENTS

40 Ridge Langley, South Croydon, CR2 0AR

Guide price £600,000



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South Croydon, CR2 0AR

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GUIDE PRICE £600,000 - £650,000

Marriott Vernon proudly present this spacious four bedroom detached house occupying a favoured position in a quiet cul-de-sac of four houses, with off street parking for several cars, double garage and generous c.100' west facing private garden.

Offered to the market with no onward chain, the property would benefit from some updating, but offers spacious accommodation with enormous additional scope for improvement, as well as potential for extension STPP. Features include two generous sized reception rooms, kitchen with extended side utility area, ample inbuilt storage, gas central heating and double glazing.

Accommodation comprises entrance hall with access to downstairs WC and turning staircase rising to the first floor, leading into the bright and spacious dual aspect reception room with double doors onto the garden. A further reception/dining room provides additional living space. The separate kitchen comprises an older style range of wall and base units with work surfaces incorporating inset sink unit and further space for appliances, whilst a utility room with access onto the garden provides bonus work and appliance space. To the first floor, there are four well proportioned double bedrooms, plus a family bathroom, and separate shower room.

The property is enviably located just a short walk from the centre of Selsdon, close to numerous local bus routes via a short path to Upper Selsdon Road providing access into Croydon town centre, as well as to Sanderstead, South and East Croydon mainline stations with fast and frequent links into Central London. Selsdon itself offers a variety of shops, cafes, restaurants and local amenities including supermarkets, and the area is well served by excellent local schools including Croydon High, Selsdon Primary and Ridgeway Primary, all within easy reach. The delightful open spaces of nearby Croham Hurst Woods are also moments away.

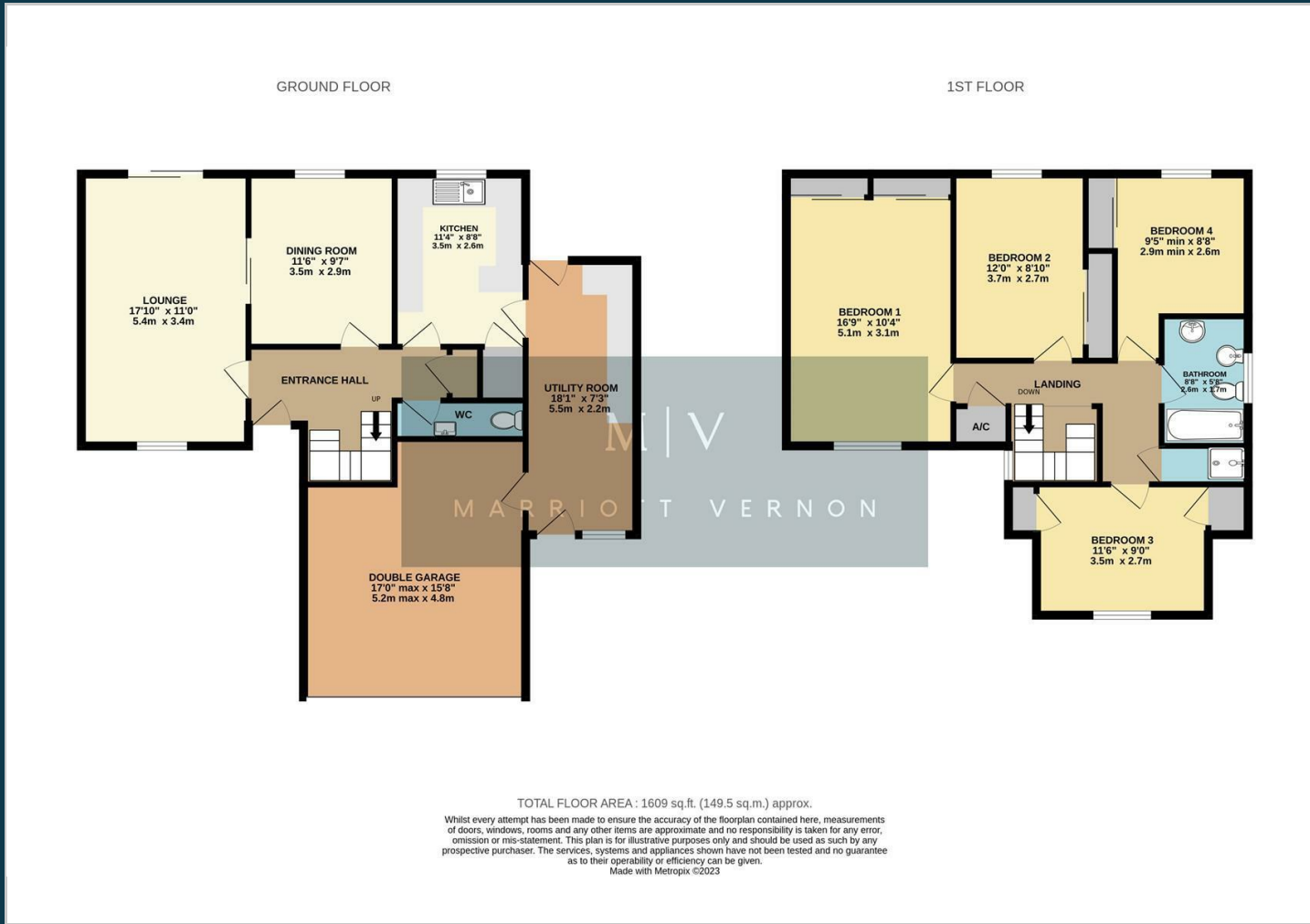
Viewings recommended



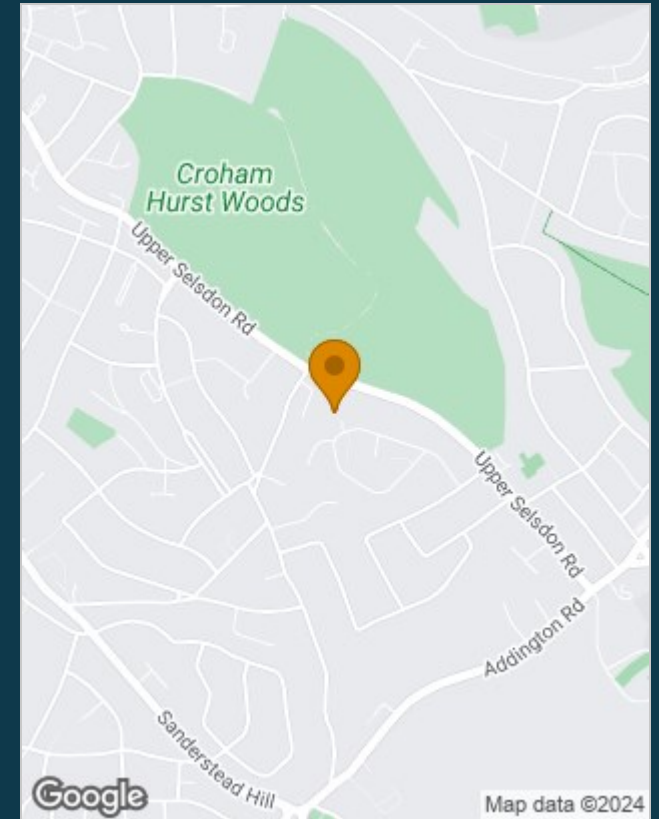




Floor Plans



Location Map



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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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.