

M | V

MARRIOTT VERNON

ESTATE AGENTS

49 Harewood Gardens, South Croydon, CR2 9BU

Asking price £450,000



3



1



2



D



M|V

MARRIOTT VERNON

Asking price £450,000

49 Harewood Gardens

South Croydon, CR2 9BU

Marriott Vernon are delighted to welcome to the market, this well proportioned three bedroom end of terrace house with private garden to side and rear, in a popular residential location backing onto beautiful King's Wood. Ideally situated close to transport links and schools, and offering excellent potential for further upgrade and customisation to own taste, this wonderful home provides bright and spacious accommodation including two reception rooms, conservatory, kitchen with separate utility area, first floor bathroom and ground floor WC. Further features include 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 attractive bay window and open through to a separate reception/dining room. A rear aspect conservatory enjoys direct access onto the garden. The separate kitchen comprises a range of matching wall and base units with work surfaces incorporating inset sink unit and further space for appliances, whilst a rear utility area offers additional appliance/storage space and access to a useful WC. To the first floor, there are three well proportioned bedrooms - two doubles and a further single - plus a family bathroom with three piece suite.

The property is enviably located between Hamsey Green and Sanderstead, within easy access of Upper Warlingham and Whyteleafe stations, each providing excellent fast and frequent connections into Central London. Local bus routes also provide an easy connection into Croydon town centre. Hamsey Green itself offers a variety of shops, cafes, restaurants and local amenities, and the area is well served by excellent local schools including Hamsey Green Infants and Juniors, and Warlingham School, all just a short walk away.

Viewings are highly recommended.







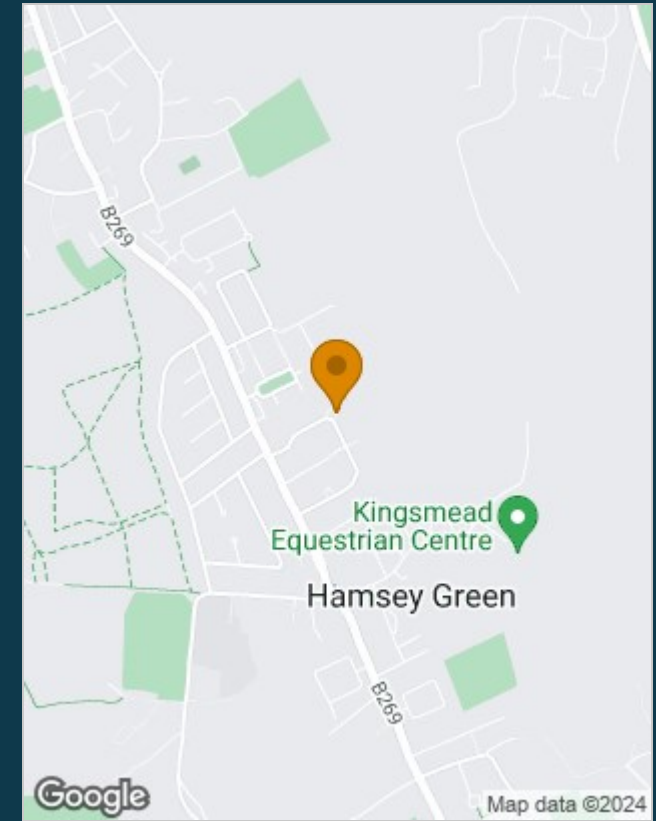
M | V

MARRIOTT VERNON

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
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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.