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ESTATE AGENTS



79 Limpsfield Road, South Croydon, CR2 9LB

Asking price £450,000



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# 79 Limpsfield Road

## South Croydon, CR2 9LB

Well presented two double bedroom second floor flat, set within a popular modern retirement development in the heart of Sanderstead.

Built by McCarthy & Stone in 2014, the property offers bright, well planned accommodation including an inviting reception room, well equipped kitchen, master bedroom with en-suite and dressing room, modern bathroom, as well as access to communal residents' facilities including a lounge with conservatory. Further features include double glazing and ample inbuilt storage, whilst the block itself provides additional services including access to a guest suite for visitors, communal lift, 24 hour emergency call system, house manager, landscaped communal gardens with attractive patio/seating areas, parking space to rent (subject to availability) and scooter store with charge points.

The flat itself provides generous accommodation comprising; entrance hall with inbuilt storage, leading into the bright and spacious reception room with ample space for both relaxing and dining with Juliet balcony. The adjoining kitchen comprises a modern range of matching wall and base units with work surfaces incorporating inset sink unit, hob with overhead extractor, electric oven, and further integrated appliances. There is a well sized master bedroom with large separate dressing room and en-suite shower, second bedroom, plus a bathroom with three piece suite.

The property is enviably located in the heart of Sanderstead Village, close to a range of shops including Waitrose and good local bus routes providing an easy connection into Croydon town centre. The centres of Sanderstead, nearby Hamsey Green and Warlingham, all offer a variety of shops, cafes, restaurants and local amenities. Croydon town centre is also just a short bus or car ride away for a wide variety of shops, bars, restaurants and leisure facilities.







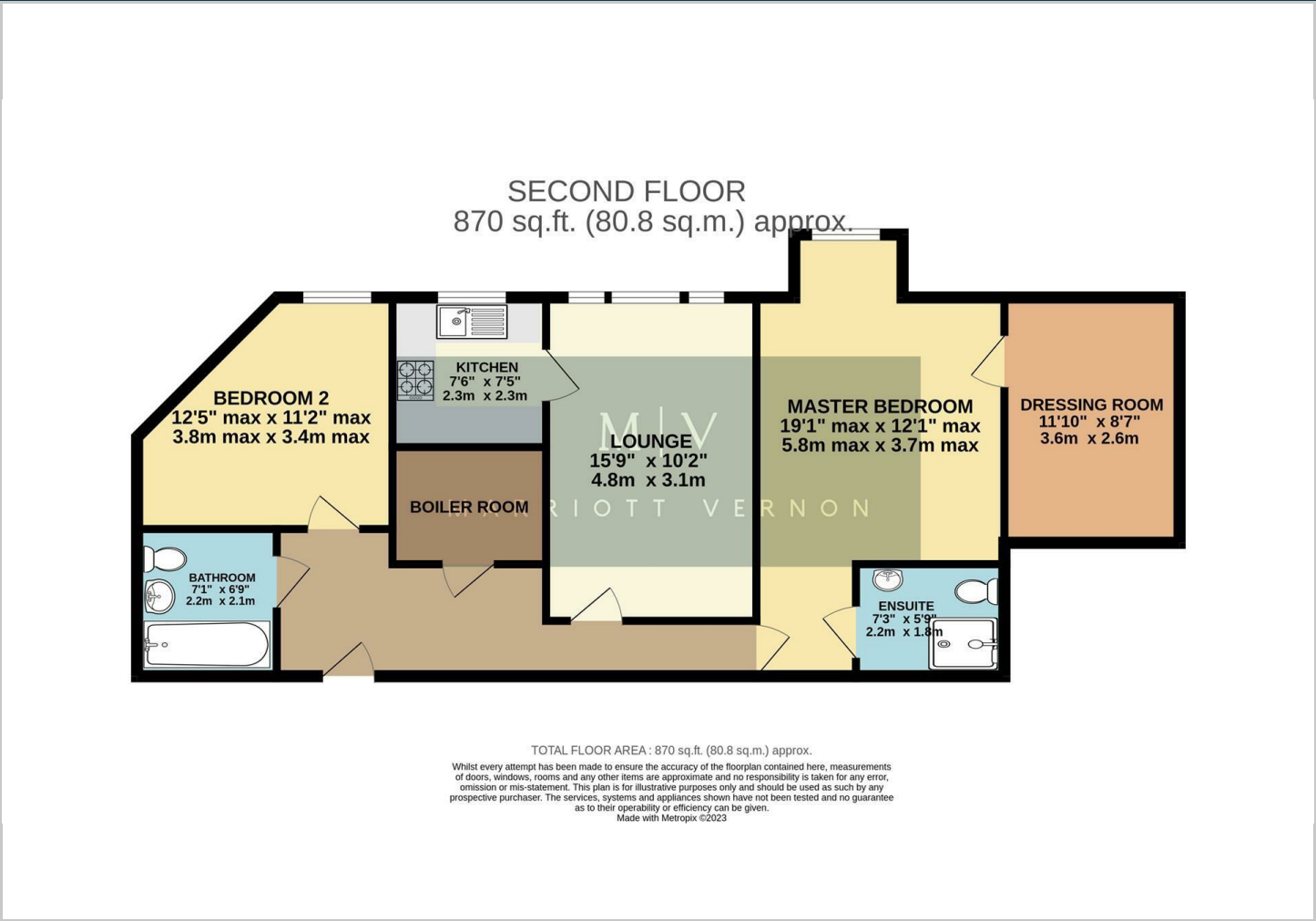




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Floor Plans

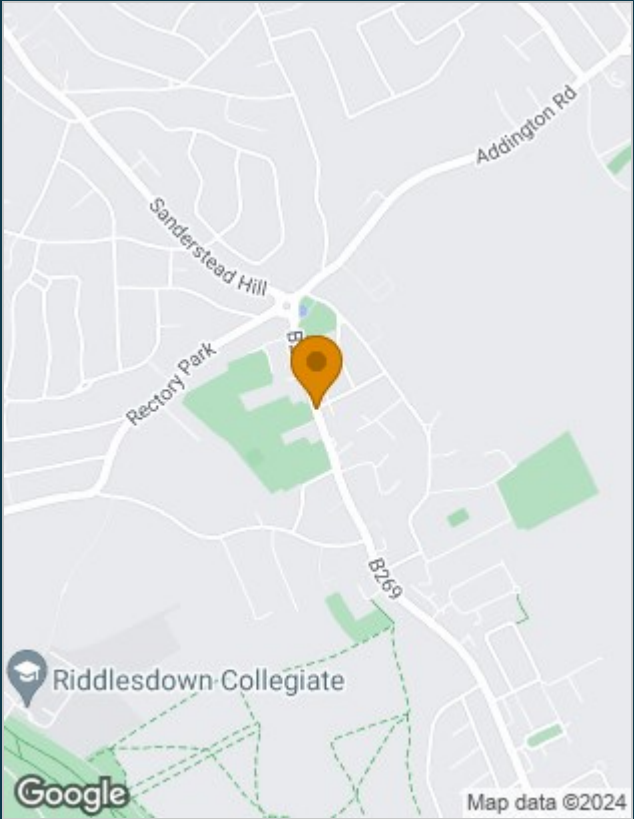


Viewing

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.

Location Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(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	