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MARRIOTT VERNON
ESTATE AGENTS



1 Beech Way, South Croydon, CR2 8QR

Guide price £775,000



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Guide Price £775,000-£800,000

Marriott Vernon proudly present this beautifully presented five bedroom detached family home with ample off street parking, double garage and delightful west facing private garden with raised terrace and far-reaching views. Occupying a quiet position in a sought after unadopted cul-de-sac on the outskirts of Selsdon, the property enjoys bright and spacious accommodation with stylish interiors and characterful internal split levels, as well as further scope for extension, subject to the normal planning consents. Features include three inviting reception rooms plus additional study, well equipped high gloss fitted kitchen and separate utility, family bathroom, master en-suite and guest WC, gas central heating, double glazing, quality floor coverings and ample inbuilt storage.

Accommodation comprises entrance hall with access to guest WC and study, leading into the impressive front aspect reception room. Stairs lead down to the elegant dining room with direct access onto the external terrace and garden beyond. To the rear of the property, the kitchen comprises a sleek range of matching high gloss wall and base units with work surfaces incorporating inset sink unit and further integrated appliances. A separate utility leads into an inner hall opening into a further sitting room with dual aspect and doors onto the garden. To the first floor, there are five well proportioned bedrooms - four doubles and a single, with en-suite bath/shower room to the master - plus a family bathroom with modern suite.

The property is located within easy access of nearby Selsdon High Street, with a variety of shops, restaurants, and amenities. The area also boasts excellent schools and numerous recreational facilities including golf courses, with the nearby Bird Sanctuary offering wonderful open spaces and woodland walks. Croydon itself can be accessed via local buses and Tramlink providing excellent links to East Croydon station.



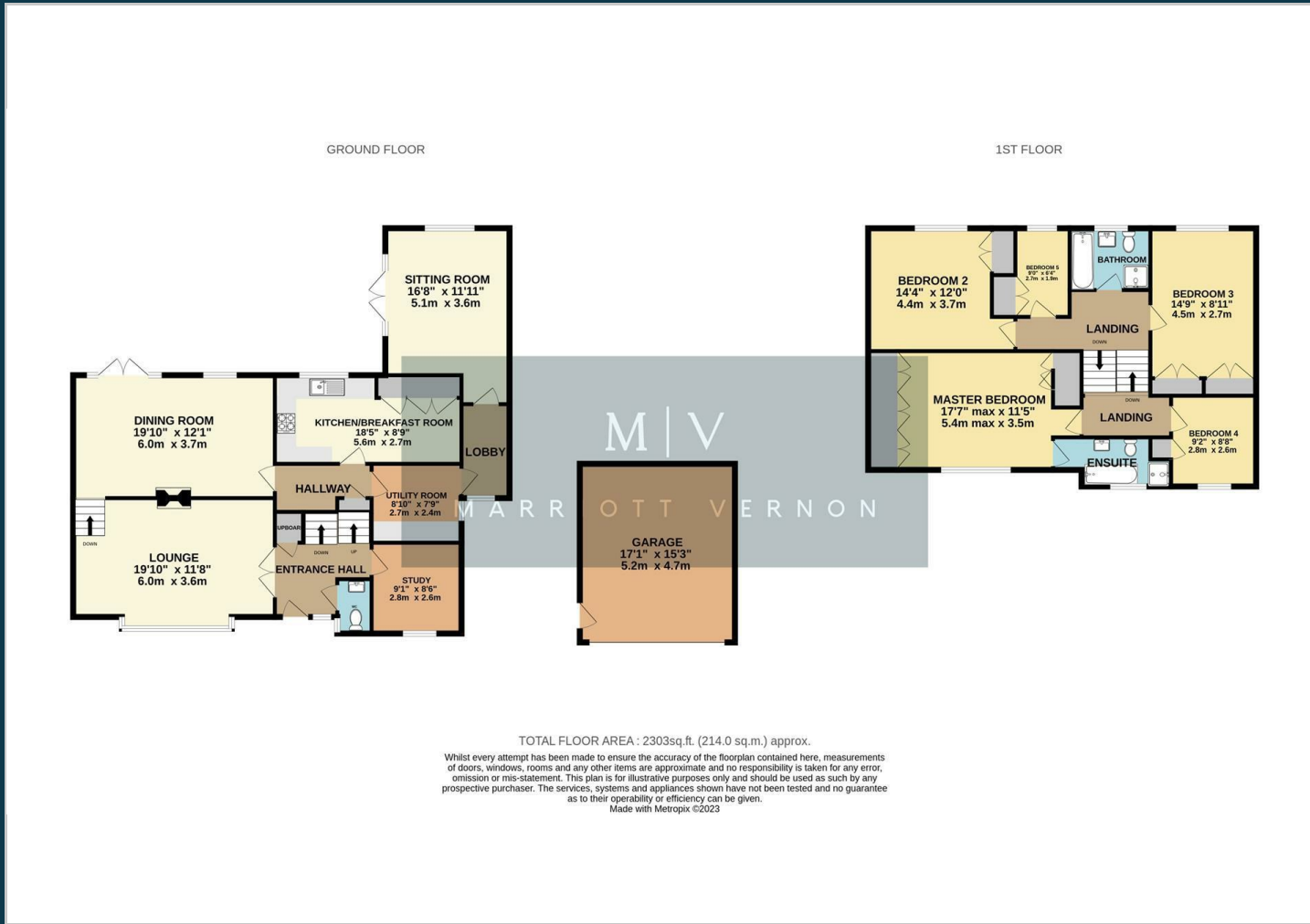




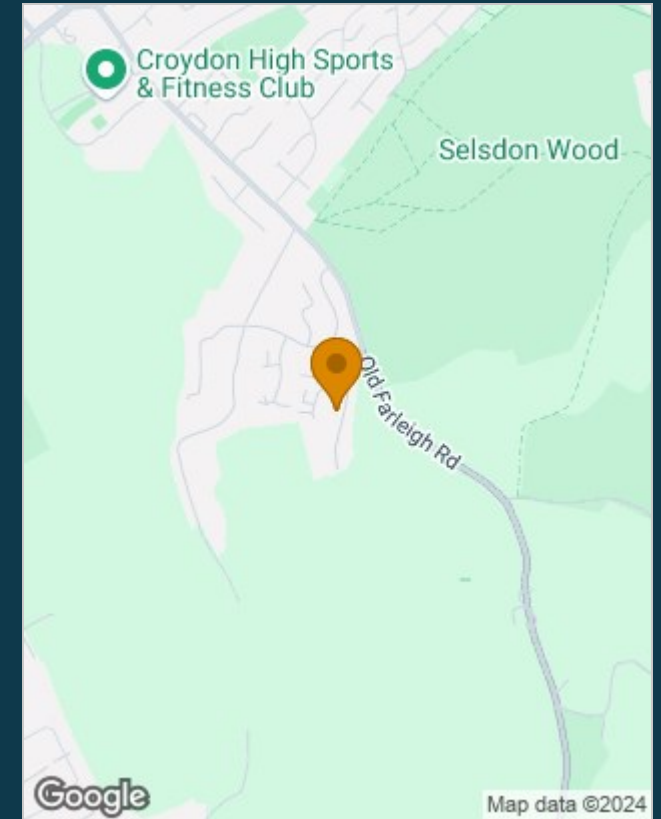
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Floor Plans



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		78
(69-80) C	64	
(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.