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MARRIOTT VERNON  
ESTATE AGENTS



41 Maywater Close, South Croydon, CR2 0RS

Asking price £600,000



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MARRIOTT VERNON



# 41 Maywater Close

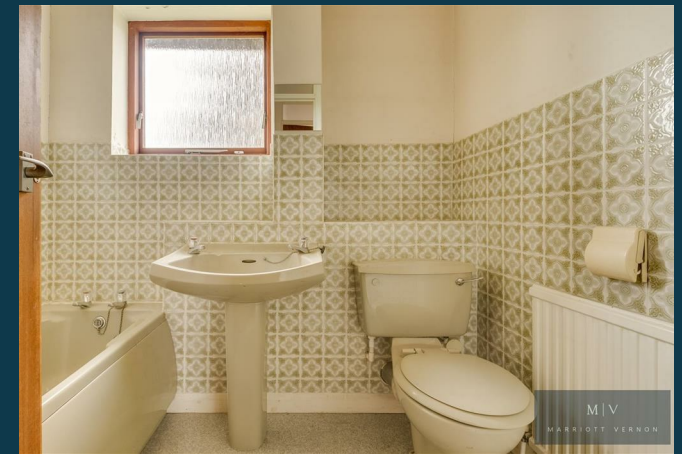
South Croydon, CR2 0RS

Asking price £600,000

Marriott Vernon are delighted to offer to the market this spacious four bedroom, two bathroom, detached family home, featuring garage, covered carport and a larger than average rear garden. Superbly situated in a quiet residential cul-de-sac location and offered to the market with no onward chain, this delightful family home provides bright, well proportioned accommodation with excellent additional scope for upgrade to suit own taste. Features include two generous reception rooms, well equipped older style kitchen, first floor family bathroom, en-suite shower, downstairs WC, ample inbuilt storage and gas central heating.

Accommodation comprises entrance hall with stairs rising to the first floor and access to guest WC, leading into the double length reception room with dual aspect windows and plenty of space for relaxing and entertaining. A further reception/dining room offers additional family living space, with quiet rear aspect and door onto the garden. The separate kitchen, with side access, comprises an older style range of matching wall and base units with work surfaces incorporating inset sink unit and further space for appliances. To the first floor, there are four well proportioned bedrooms - one with en-suite shower - plus a family bathroom with three piece suite.

The property is superbly located within easy access of Purley Oaks and Sanderstead stations, providing convenient links into East Croydon mainline station. Regular bus routes provide connections into nearby Croydon town centre with its array of shops and amenities, as well as leisure facilities including a cinema complex. Sanderstead Village is within close proximity offering an array of shops including a Waitrose whilst Purley town centre is just a short distance away for a further variety of supermarkets, shops and eateries. The area is also well served by excellent schools and leisure facilities including neighbouring Purley Downs Golf Club.



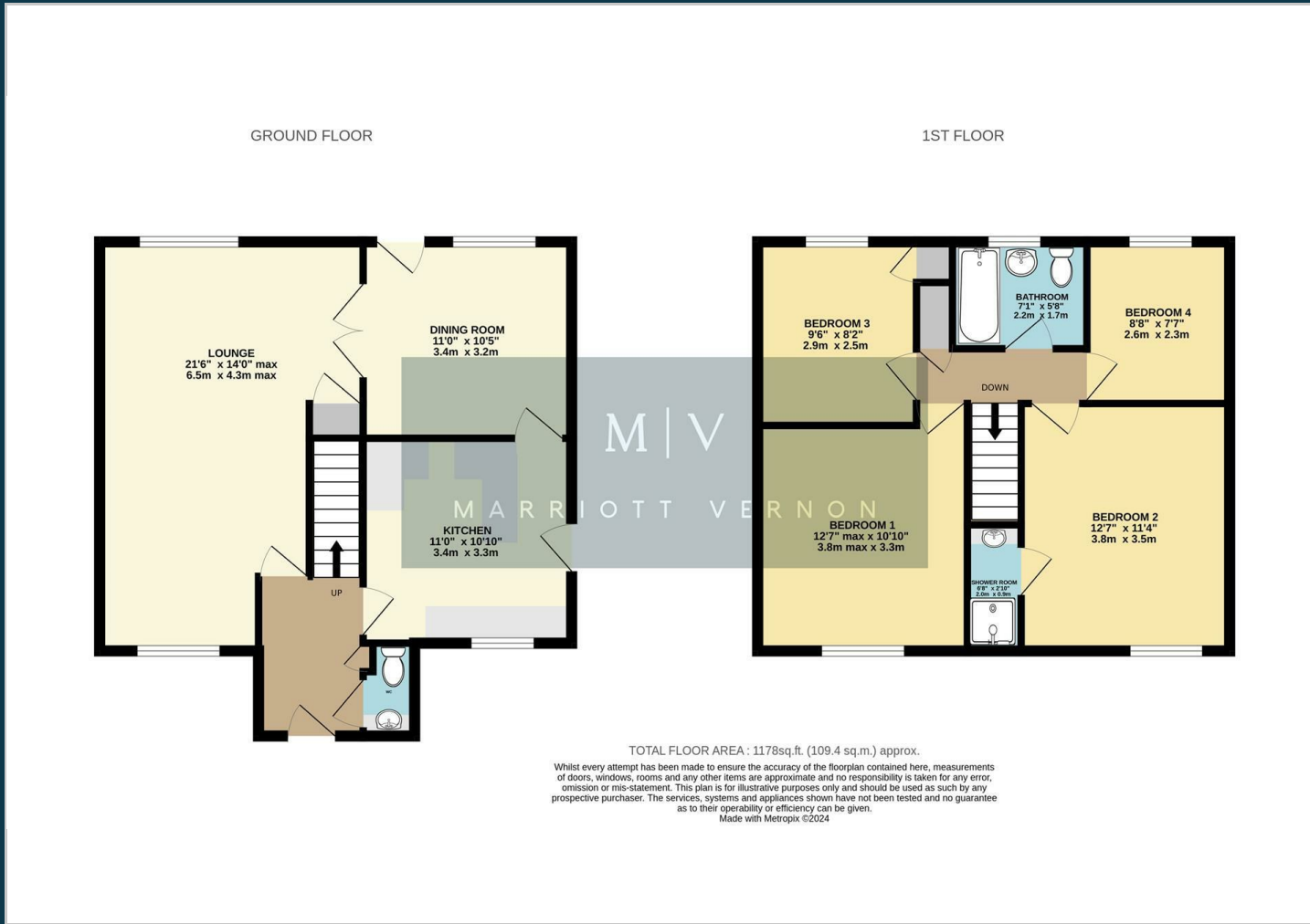




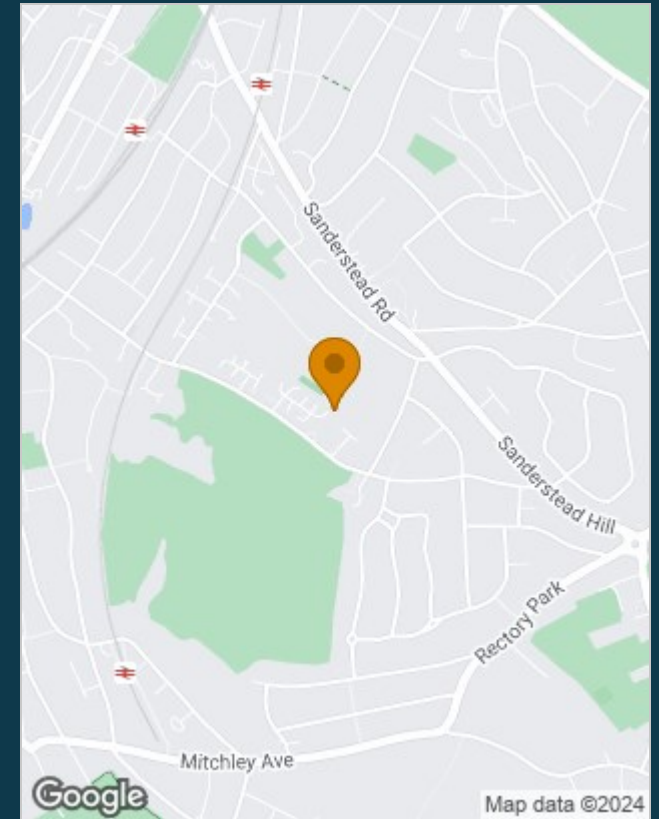
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## Floor Plans



## 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
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(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.