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MARRIOTT VERNON  
ESTATE AGENTS



100 Purley Downs Road, South Croydon, CR2 0RB

£2,750 Per month









# 100 Purley Downs Road

## South Croydon, CR2 0RB

\*\*\*Available early August\*\*\*

Marriott Vernon present this well presented four bedroom detached family home, with south facing garden, ample off street parking and double length garage, superbly situated within easy reach of transport links, schools and local amenities at Sanderstead and nearby Purley. Beautifully appointed with neutral finish throughout, the property offers bright and spacious accommodation over two floors - ideal for modern family life. Features include three reception rooms, large well equipped kitchen, two bathrooms (one en-suite) plus guest WC, gas central heating and double glazing.

Accommodation comprises central entrance hall with stairs rising to the first floor and access to guest WC, leading into the bright and spacious rear aspect reception room with sliding doors onto the garden. A separate reception/dining room leads through to the well equipped kitchen. The kitchen itself comprises a modern range of matching wall and base units with work surfaces incorporating inset sink unit, five ring hob with overhead extractor, steam oven, microwave, dishwasher, washing matching and fridge freezer. A study offers excellent additional living space, ideal for home-working. To the first floor, there are four well proportioned double bedrooms - with en-suite bathroom to the principal bedroom - plus a family bathroom with modern white 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. Sanderstead is close-by for local shops and restaurants, with Purley town centre 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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Spacious Four Bedroom Detached Family Home

Modern Interiors and Neutral Finish

Well Equipped Kitchen

South Facing Private Garden

Close to Sanderstead and Purley Oaks Stations

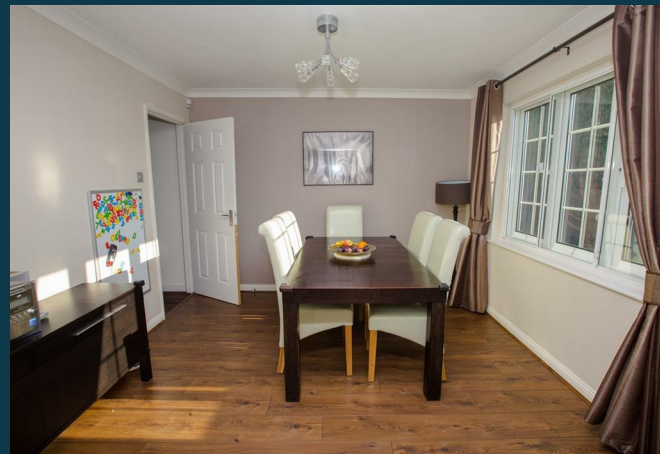
Sought After Residential Location

Three Reception Rooms

Two Bathrooms (One En-Suite) Plus Guest WC

Ample Driveway Parking Plus Double Length Garage

Easy Access Shops, Schools and Amenities





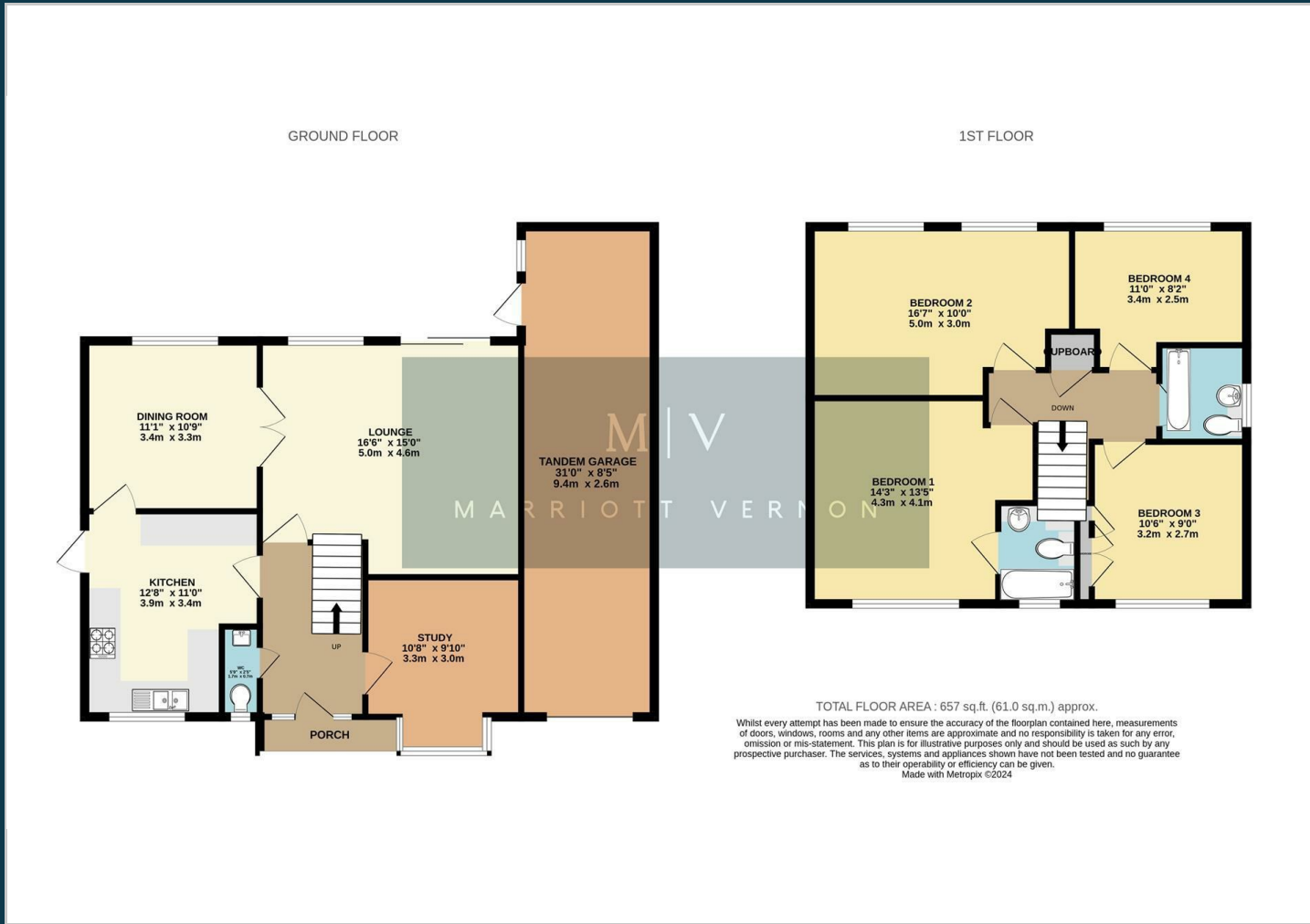




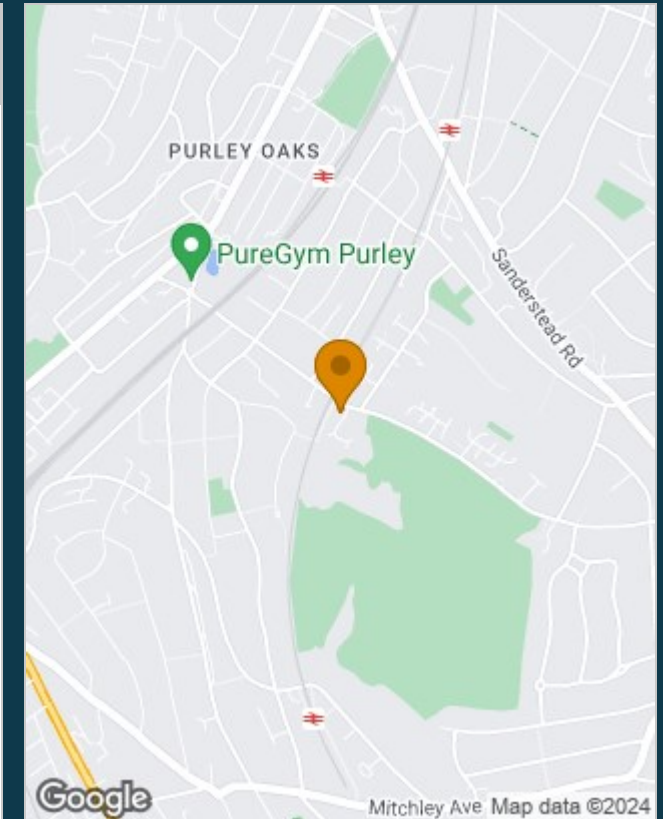




## Floor Plans



## 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) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.