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MARRIOTT VERNON
ESTATE AGENTS



13 Manor Way, South Croydon, CR2 7BT

Guide Price £1,000,000 - £1,100,000



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Marriott Vernon present to the market this attractive five bedroom detached family home, set within a wonderful 0.2 acre plot in a prime residential road, with stunning views to the rear and a 95ft garden backing onto Whitgift Sports Club playing fields. The property has been beautifully maintained by the current owner, offering bright and spacious accommodation throughout with some further scope to update to suit own taste. Flowing accommodation including three reception rooms, kitchen and utility room, plus two bath/shower rooms (one-en-suite) and guest WC, provides the perfect space for family life. Features include gas central heating, original lead lined windows, integral garage, off street parking and no onward chain.

Accommodation comprises a wide entrance hall with stairs rising to the first floor and access to guest WC, leading into the 28'7 lounge with dual aspect windows and door onto the garden. There is a further reception/dining room with front aspect bay plus a versatile study/playroom with door to the rear. The kitchen comprises a range of matching wall and base units with work surfaces incorporating inset sink unit and further space for appliances., with an adjoining utility offering extra work and appliance space. To the first floor, there are five well proportioned bedrooms - four doubles (one en-suite) - and a single - plus a family bathroom.

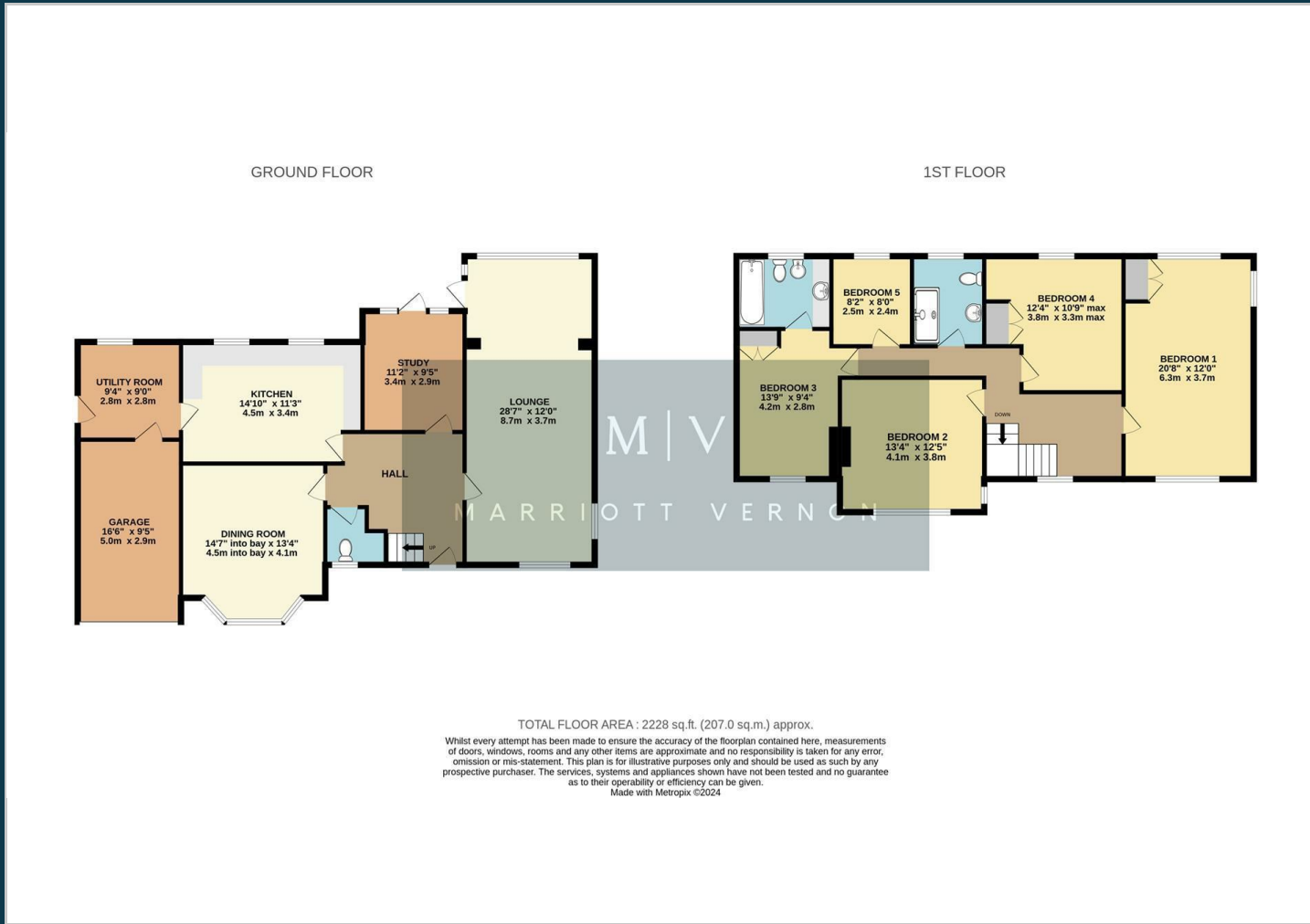
The property is superbly located within easy access of Tramlink from Lloyd Park, as well as South Croydon station, providing convenient links into East Croydon mainline station and the surrounding area. Regular bus routes also link nearby Croydon town centre with its array of shops and amenities, as well as leisure facilities including a cinema complex. The area is also well served by excellent schools including Whitgift, Coombe Wood, Royal Russell and Croydon High, as well as Croham Hurst Woods and Croham Hurst Golf Course.



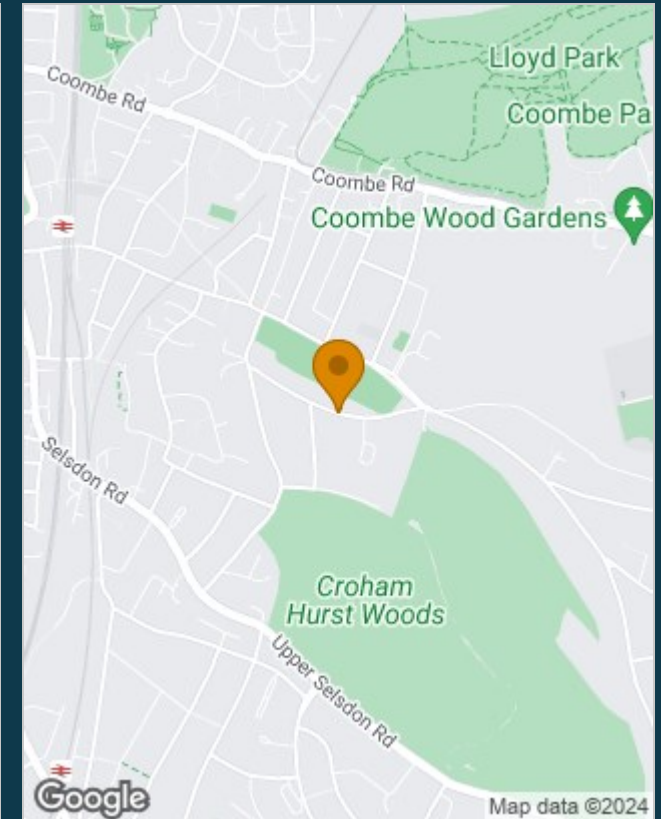




Floor Plans



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		
(81-91)	B		81
(69-80)	C		
(55-68)	D		
(39-54)	E	42	
(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.