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MARRIOTT VERNON
ESTATE AGENTS



31 Hurst View Road, South Croydon, CR2 7AJ

Asking price £950,000



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Marriott Vernon present to the market this stunning four bedroom detached family home with large west facing garden, driveway and garage, superbly situated in a prime residential location within easy reach of transport links, schools and amenities. The property has been superbly refurbished and extensively modernised by the current owner, offering bright and spacious extended accommodation with stylish interiors and high quality finish throughout. Features include three reception areas, including an impressive kitchen/diner/family room opening onto the garden, separate utility, four piece family bathroom, downstairs WC, gas central heating, double glazing and quality floor coverings.

Accommodation comprises a wide entrance hallway with access to guest WC, study, and stairs rising to the first floor, leading into the dual aspect reception room with ample space for relaxing and entertaining. To the rear of the property, the beautiful open plan kitchen/diner/family room is flooded with natural light from sliding doors and windows overlooking the private garden. The kitchen area itself benefits from underfloor heating comprises a modern range of matching wall and base units with porcelain work surfaces and central island incorporating halogen hob, Miele oven, microwave and steam oven, fridge freezer, integrated dishwasher and Quooker tap. A separate utility room provides additional work/appliance space. To the first floor, there are four bedrooms, plus a family bathroom with four piece bathroom suite including bath and separate shower along with Japanese TOTO washlet toilet.

The property is superbly located within easy access of Sanderstead and South Croydon stations, providing convenient links into East Croydon mainline station and Central London. Regular bus routes and Tramlink provide local connections and nearby Croydon town centre offers an array of shops, restaurants and amenities. The area is also well served by excellent schools and open spaces.



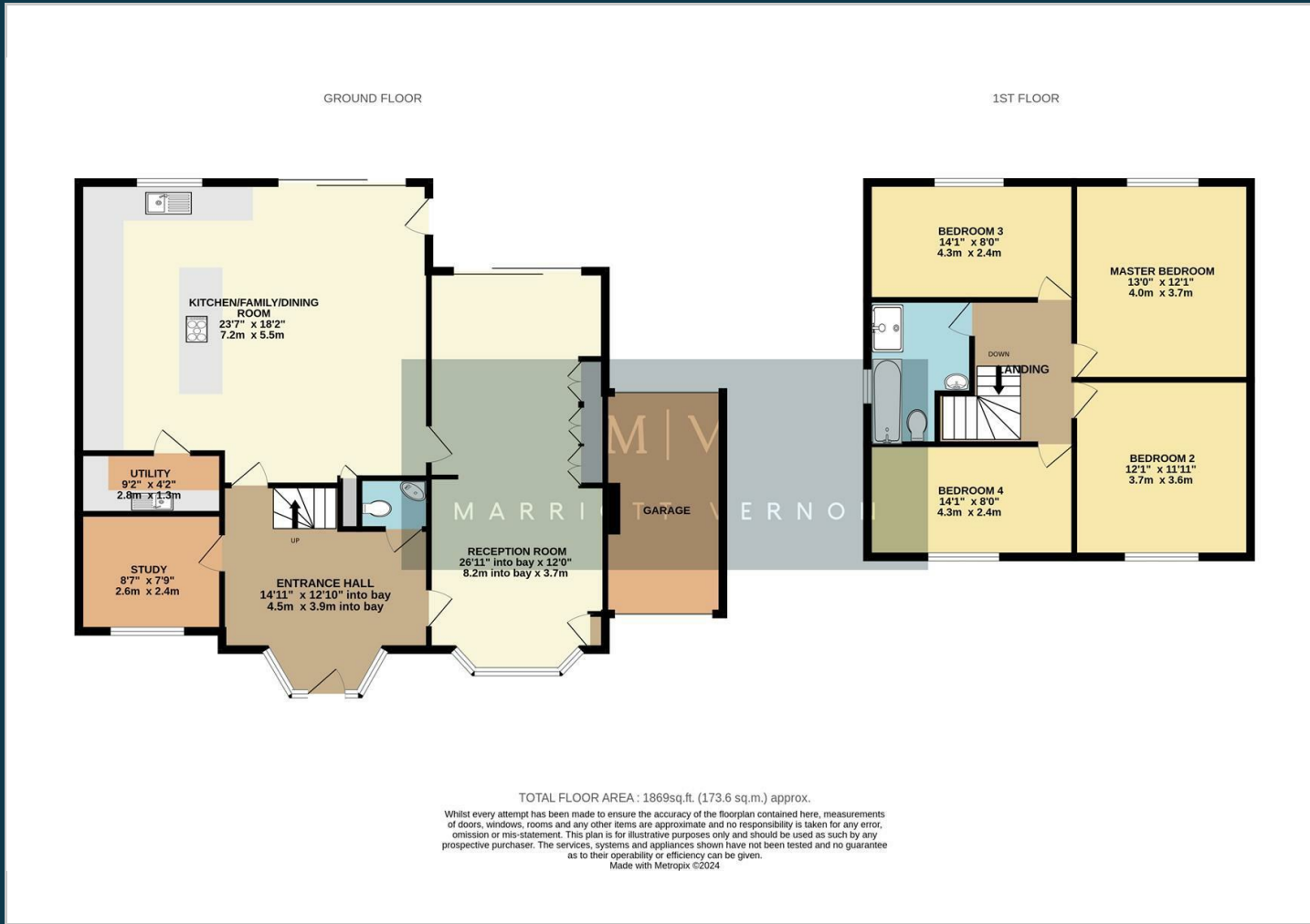




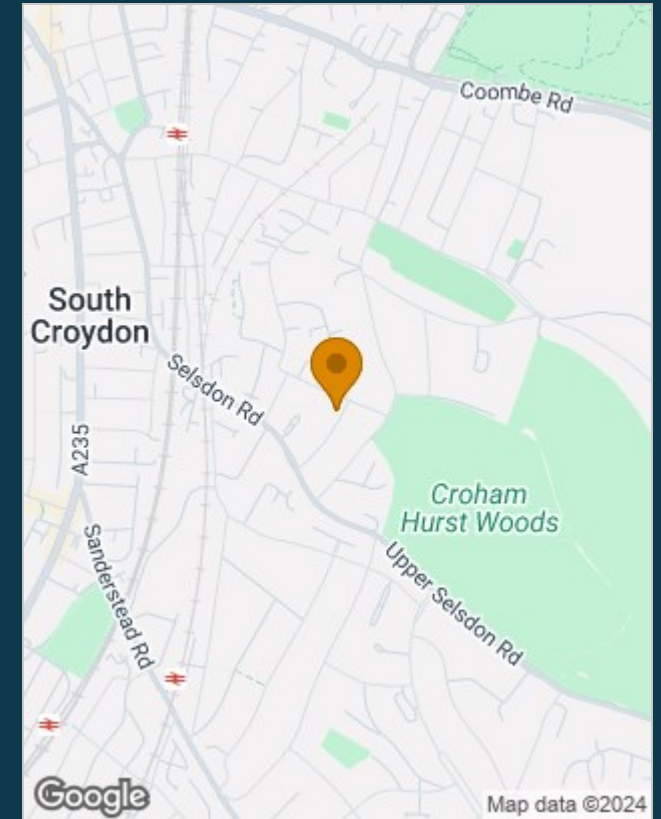
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Floor Plans



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		
(81-91) B		77
(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.