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MARRIOTT VERNON
ESTATE AGENTS



Tudor Court
30a

30A North Down, South Croydon, CR2 9PA

Asking price £900,000



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30A North Down

South Croydon, CR2 9PA

Marriott Vernon present to the market this attractive four bedroom 1950's built detached property with delightful west facing garden, garage and driveway, superbly situated in a sought after residential location close to Sanderstead Village and excellent local schools. Offered to the market with no onward chain and requiring modernisation, 'Tudor Court' provides bright and spacious accommodation with enormous scope for upgrade and refurbishment to suit own taste. Flowing accommodation and generous room sizes creates the perfect base for this fantastic family home, with features including two generous reception rooms plus large conservatory, older style kitchen and family bathroom, ample inbuilt storage, gas central heating, driveway and garage.

Accommodation comprises a spacious entrance hall with access to guest WC and stairs rising to the first floor, leading into a bright front aspect dining room with attractive bay window. To the rear of the property, a generous lounge enjoys access onto the conservatory with garden views. The separate kitchen with larder cupboard comprises an older style range of 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 double bedrooms, plus a large family bathroom with bath and separate shower unit.

The property is located close to Sanderstead Village, which offers a variety of shops, restaurants and local amenities. The area is also particularly well served by excellent local schools including Atwood Primary, Ridgeway Primary, Gresham Primary, Hamsey Green Infants and Juniors, Riddlesdown Collegiate and Warlingham School. Purley and Croydon town centres are just a short bus or car ride away for a wider variety of shops, bars, restaurants and leisure facilities.

Viewings are highly recommended.







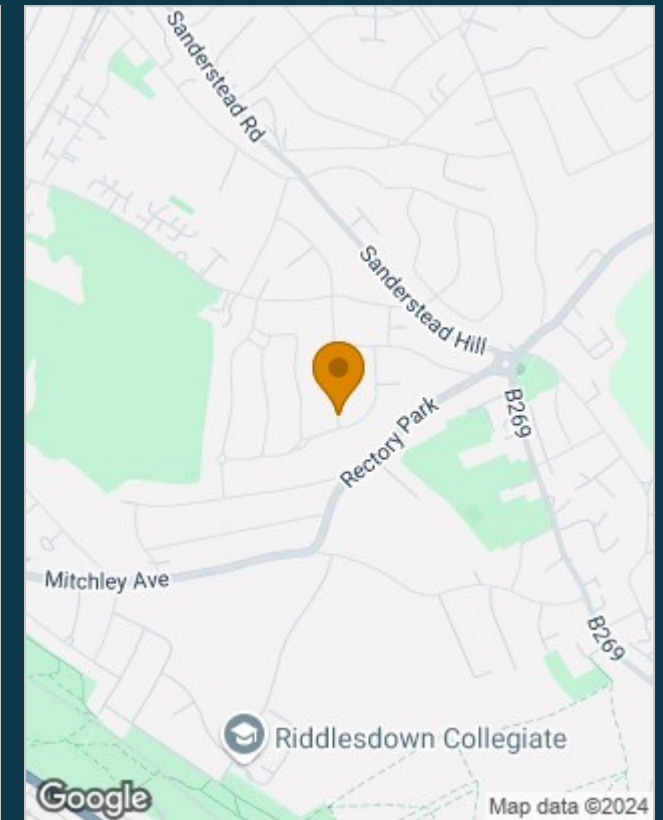
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Floor Plans



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		80
(69-80) C		
(55-68) D	51	
(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.