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MARRIOTT VERNON  
ESTATE AGENTS



2 Mountwood Close, South Croydon, CR2 8RJ

Asking price £650,000



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Asking price £650,000

# 2 Mountwood Close

South Croydon, CR2 8RJ

Versatile Chalet Bungalow

Potential to Reconfigure and Extend STPP

One/Two Reception Rooms

Two Shower Rooms Plus WC

Off Street Parking

Popular Residential Selsdon Location

Scope for Four/Five Bedrooms

Well Equipped Kitchen

Attractive Garden

Close to Transport Links, Schools and Amenities

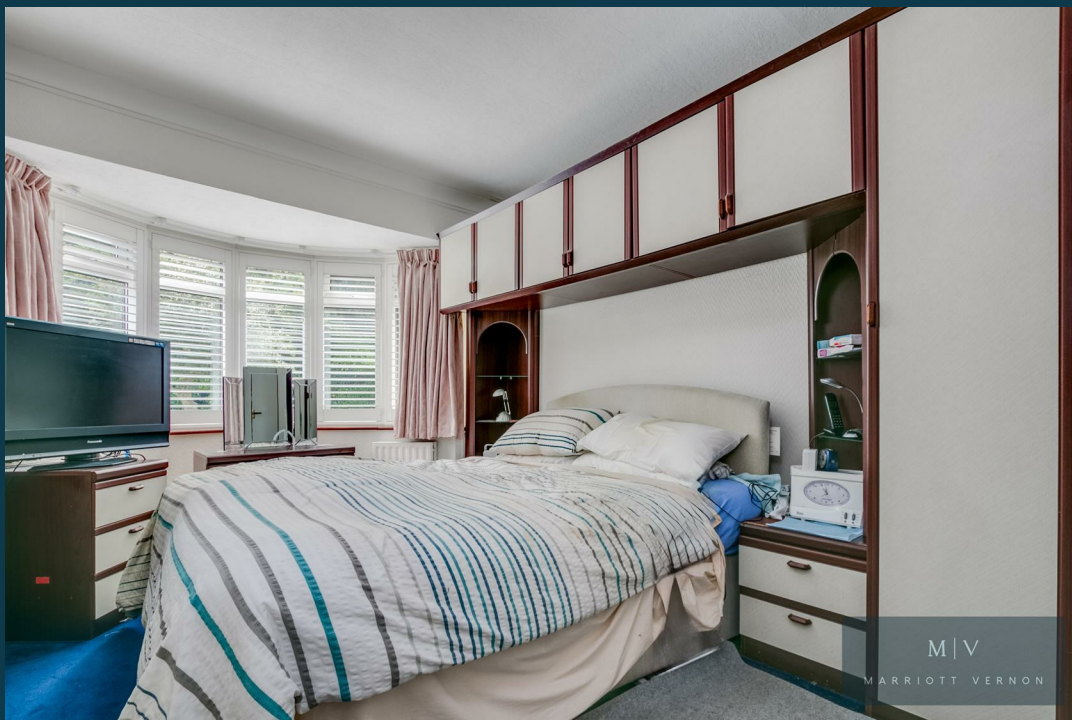
Marriott Vernon present to the market this spacious chalet bungalow with attractive private garden and off street parking, superbly situated close to the shops and amenities of Selsdon. The property offers bright and spacious, versatile accommodation with further scope to reconfigure or extend (STPP) to suit own requirements, with potential for four/five bedrooms over two floors. Features include a double length dual aspect reception room, sunny conservatory, additional reception/bedroom, well equipped kitchen and adjoining utility room, two shower rooms plus WC, gas central heating, double glazing and neutral decor.

Current accommodation comprises entrance hall with stairs rising to the upper level, opening into the double length reception room with sliding doors onto the conservatory. The kitchen comprises a range of matching wall and base units with work surfaces incorporating inset sink unit, electric hob, wall mounted oven and further space for appliances. An adjoining utility room provides additional work and appliance space. A generous double bedroom to the front opens through to a reception or bedroom with en-suite shower room, and there is a further study or potential bedroom accessible from the hall. A shower room completes the lower accommodation. To the upper floor, there are currently two storage rooms with conversion potential (STPP), and a WC.

The property is enviably located just a short walk from the centre of Selsdon, close to numerous local bus routes providing access into Croydon town centre, as well as South and East Croydon mainline stations with fast and frequent links into Central London. Selsdon itself offers a variety of shops, cafes, restaurants and local amenities including Aldi and Sainsbury's supermarkets and a library, and the area is well served by excellent local schools including Croydon High School for Girls and Selsdon Primary.











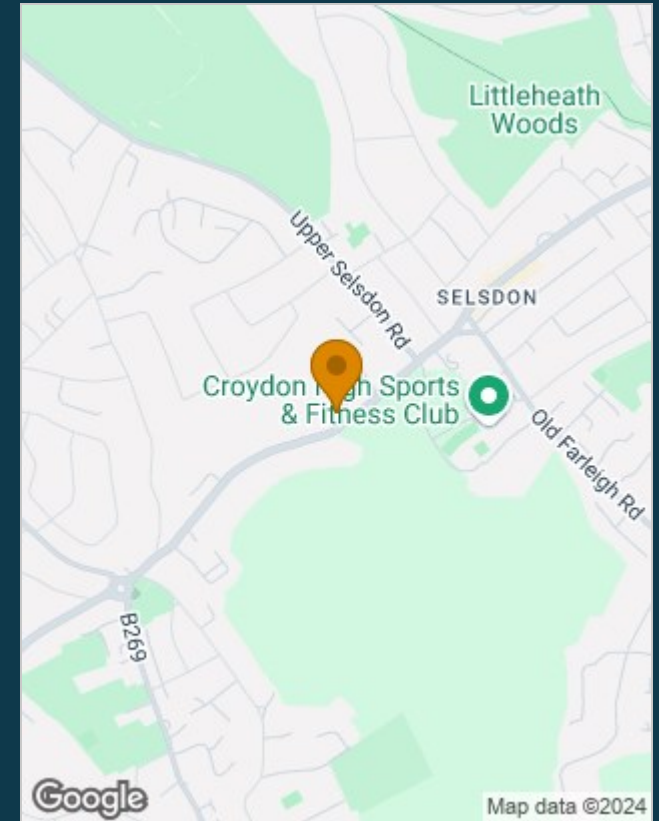
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## Floor Plans



## 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) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>61</b>
(55-68) <b>D</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.