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MARRIOTT VERNON
ESTATE AGENTS



18 Croham Mount, South Croydon, CR2 0BR

Asking price £600,000



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Marriott Vernon present to the market this well proportioned three bedroom link detached family home with driveway parking, garage, carport and south facing private garden. Superbly situated in a sought after residential cul-de-sac within just a short walk of Sanderstead station, the property offers bright and spacious accommodation with modern interiors throughout. Features include two generous reception rooms, separate well equipped kitchen, conservatory with garden views, upstairs shower room, ground floor WC, ample inbuilt storage, double glazing and no onward chain.

Accommodation comprises entrance lobby with access to guest WC and door open into a reception/dining room with stairs rising to the first floor. A door leads through to a further full width reception room with sliding doors onto the conservatory and ample space for relaxing and entertaining. The separate kitchen comprises a modern range of matching wall and base units with work surfaces incorporating inset sink unit, gas hob with overhead extractor, electric oven, and further space for appliances. To the first floor, there are three well proportioned bedrooms - two doubles and a generous single - plus a tiled family shower room with modern white three piece suite.

The property is superbly located within easy access of Sanderstead station, providing convenient links into East Croydon mainline station, Central London and the surrounding area. Regular bus routes provide connections into nearby Croydon town centre with its array of shops and amenities, as well as leisure facilities including a cinema complex. South Croydon's 'Restaurant Quarter' is also within easy reach for a diverse selection of bars and restaurants. The area is also well served by excellent schools and open spaces including nearby Croham Hurst Woods.







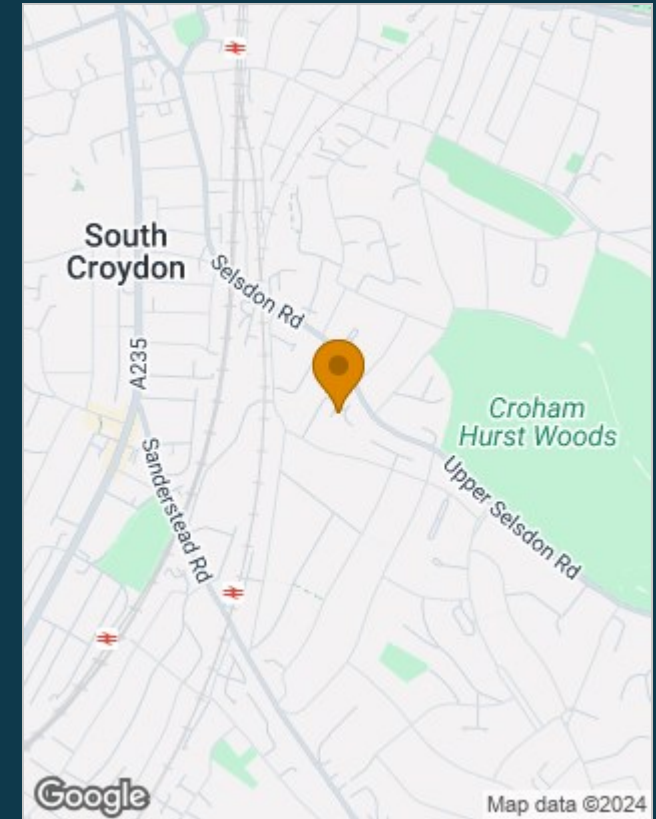
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Floor Plans



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		
(69-80) C		
(55-68) D		
(39-54) E	51	
(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.