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MARRIOTT VERNON
ESTATE AGENTS



27 Harewood Road, South Croydon, CR2 7AT

Guide Price £700,000-£750,000





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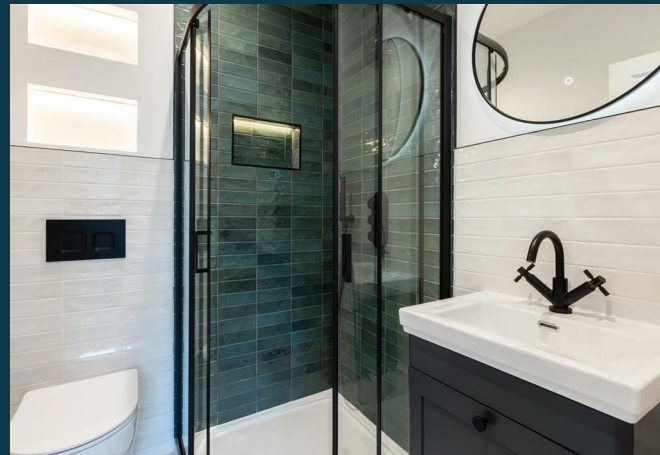
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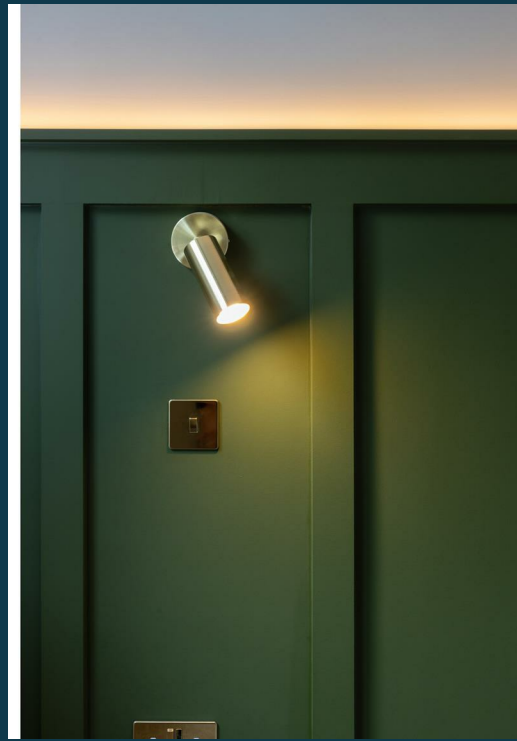
Marriott Vernon present to the market this stunning, newly refurbished, four bedroom semi detached family home with allocated parking bay and landscaped garden, superbly situated in a sought after residential road close to South Croydon station, schools and amenities.

Offered to the market with no onward chain, the property offers beautifully appointed and immaculately finished living space, with stylish interiors and high quality finish throughout. Features include an impressive open plan reception/custom hand finished kitchen, separate utility, luxury bathroom, en-suite and guest WC, solid wood herringbone flooring, new plumbing and wiring, and brand new 'Vaillant' boiler with ten year warranty.

Accommodation comprises entrance hall leading into the front aspect reception room with ample space for relaxing and entertaining. To the rear of the house, the impressive open plan reception/kitchen, with aluminium bi-folding doors onto a porcelain patio area and turfed garden with hedges to boundaries offers fantastic living space, complete with media wall. The kitchen area, with breakfast bar with waterfall stone worktop, comprises a range of bespoke wall and base units with stone work surfaces incorporating inset sink unit, range cooker and integrated appliances. A separate utility room leads to the guest WC. To the first floor, there are four well proportioned bedrooms - one with luxury en-suite with porcelain tiling - plus an elegantly tiled family bathroom with modern white three piece suite. The loft space is fully insulated, with boarded storage area and lighting.

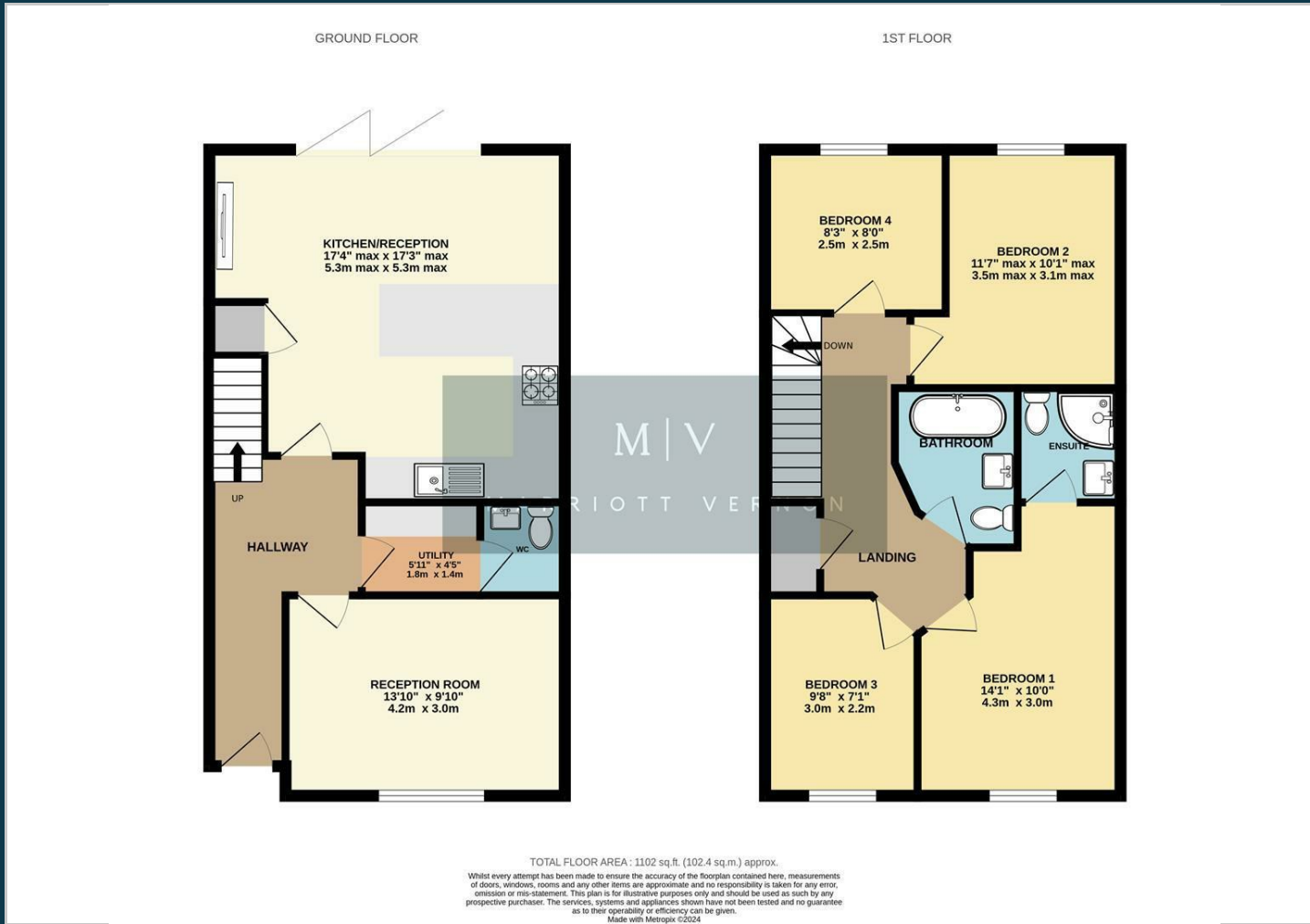
The property is superbly located within easy access of Tramlink, as well as South Croydon station, providing convenient links into East Croydon mainline station. The area is also well served by excellent schools including Coombe Bank, Royal Russell, Whitgift and Croydon High, as well as Croham Hurst Woods and Croham Hurst Golf Course.



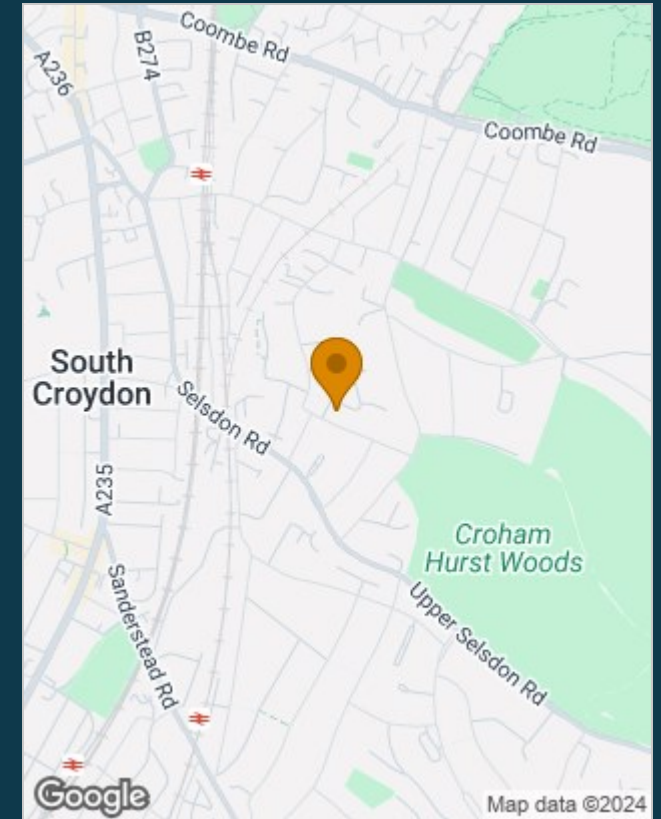




Floor Plans



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.

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.

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| 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 | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |