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MARRIOTT VERNON
ESTATE AGENTS



84 Oaks Road, Croydon, CR0 5HN

Guide price £650,000



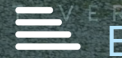
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Guide Price £650,000-£700,000

Garden Cottage and its surrounding land was part of the estate owned by Colonel Garwood and his wife Winifred, which included Coombe House (recently Oakwood School) and Coombe Farm (now Oaks Farm Weddings). In the 1940's, Winifred Garwood was one of the founders of the now 'Scope Charity' for people suffering from cerebral palsy and in subsequent years they and their two daughters donated Coombe House and Farm to the society for use as a specialist school and training centre. They had earlier gifted the farmland to Croydon Council to become Lloyd Park. Some properties were retained as residences for the families of people who had worked for the Garwoods. Garden Cottage is the last of these properties.

Approached via a long driveway and occupying a significant plot in excess of 0.6 acres, Garden Cottage - an attractive detached property - enjoys a secluded position with mature private garden to three sides, two large outbuildings and double garage to the end of the driveway. The property, offered to the market with no onward chain, provides bright and spacious accommodation arranged over two floors with enormous character appeal as well as additional scope to update or extend STPP. Features include a generous dual aspect reception room, large eat-in kitchen/breakfast room with access to the garden, three well proportioned bedrooms (two doubles and a single), family bathroom, ground floor WC, and gas central heating. The house has recently been re-wired, but would benefit from double glazing.

The property is superbly located within easy access of Tramlink from Lloyd Park within links to East Croydon mainline station. Regular bus routes also service nearby Croydon town centre with its array of shops and amenities, as well as leisure facilities. The area is also well served by excellent local schools including Royal Russell, wonderful open spaces and golf courses.



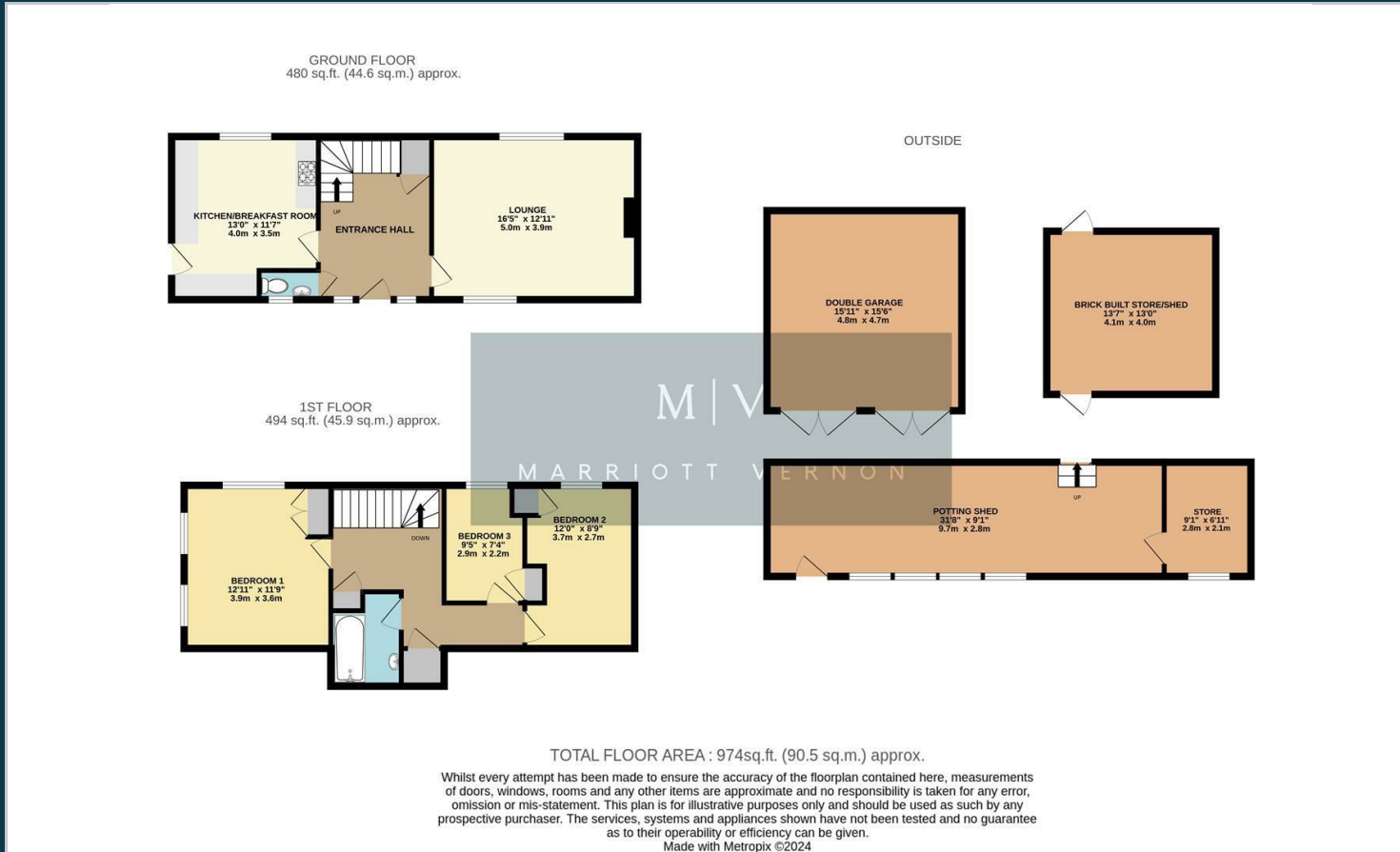




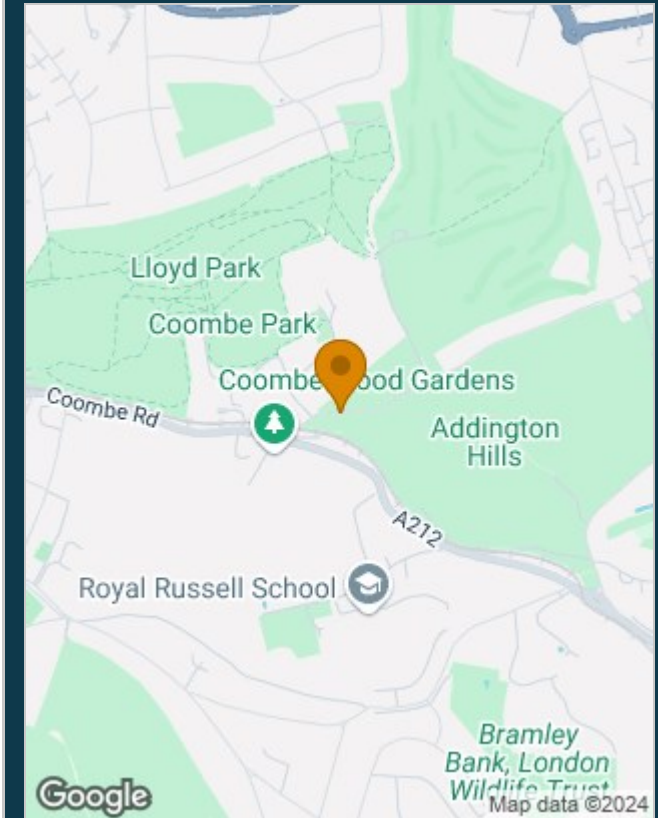
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Floor Plans



Location Map



Viewing

Please contact Marriott Vernon or our joint agents Stiles Harold Williams on the details below 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		83
(69-80) C		
(55-68) D		
(39-54) E	44	
(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.

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