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MARRIOTT VERNON  
ESTATE AGENTS



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MARRIOTT VERNON  
FOR SALE  
0208 657 7778

19 Stanhope Road, Croydon, CR0 5NS

Guide price £475,000

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Guide price £475,000

# 19 Stanhope

Croydon, CR0 5NS

Three Bedroom Detached Family Home

0.14 Acre Plot with Extended Garden to Rear

Backs onto Park Hill Park

Upstairs Bathroom and Ground Floor WC

Close to East Croydon Station and Tramlink

Desirable Residential Location

Requires Modernisation

Two Bright and Spacious Reception Rooms

Garage and Off Street Parking

Easy Access Town Centre and Schools

\*\*\*Guide Price £475,000-£500,000\*\*\*

Marriott Vernon present to the market this 1901 built three bedroom detached family home, set in a 0.14 acre plot in a desirable residential road with easy access to Park Hill Park, with garage, off street parking and gardens to both front, side, and with a larger additional section to the rear overlooking the local water tower. The house now requires a complete programme of modernisation, but offers spacious and well proportioned accommodation with excellent scope to upgrade and refurbish as desired. Features include two reception rooms, separate kitchen, upstairs bathroom and large ground floor WC.

Accommodation comprises entrance porch and hallway with stairs rising to the first floor and access to convenient downstairs WC, leading into two generous reception rooms - one dual aspect, and the second with access through to the 3.0 x 2.7 M kitchen which has its own access to a patio area. To the first floor, there are three well proportioned bedrooms and a family bathroom.

The property is superbly located within just a short walk of East Croydon station with superb connections into Central London as well as to Gatwick and the South Coast. The Tramlink service also offers excellent links to Wimbledon and Beckenham. Croydon town centre is just a short distance away offering a huge selection of branded shopping, bars, restaurants and leisure facilities. For families, the area is well served by wonderful open spaces including nearby Park Hill Park, as well as good local schools including Park Hill School.

Viewings are highly recommended.







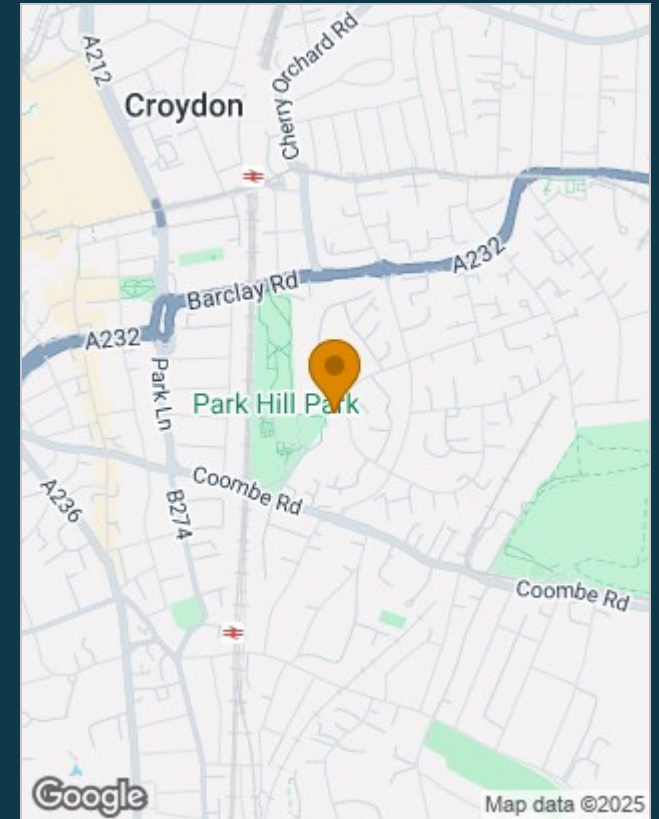
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## Floor Plans



## 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			
(69-80) C			76
(55-68) D			
(39-54) E			
(21-38) F		19	
(1-20) G			
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.