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MARRIOTT VERNON  
ESTATE AGENTS

386 Selsdon Road, South Croydon, CR2 7AB

Offers in excess of £1,000,000





# 386 Selsdon Road

South Croydon, CR2 7AB

Check Out Marketing Video

Private Gated Entrance in Sought After Location

Well Equipped Kitchen/Breakfast Room Plus Utility

Elegant Interiors and Period Appeal

Off Street Parking and Double Garage/Car Port

Stunning Extended Double Fronted Detached Victorian House

Three Wonderful Reception Rooms

Family Bathroom, Principal En-Suite and Guest WC

No Onward Chain

Close to Transport Links, Schools and Amenities

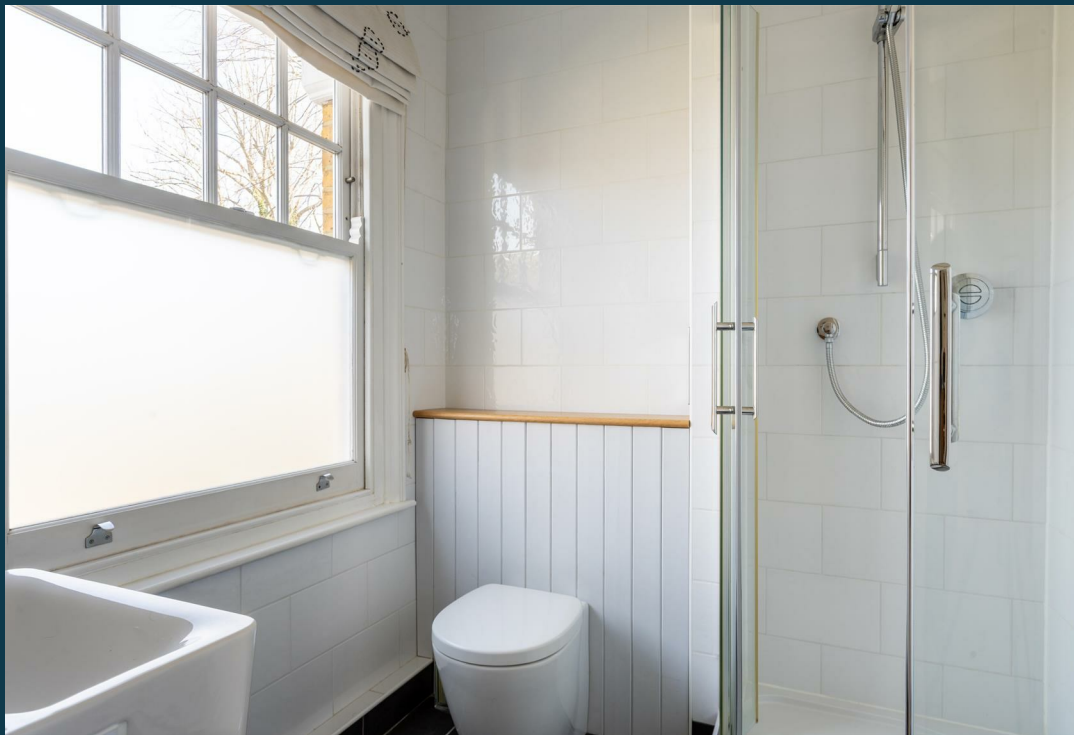
Marriott Vernon present to the market this stunning double fronted, detached, extended five bedroom Victorian property with gated entrance, delightful garden, off street parking and double garage/car port to rear, superbly situated in a sought after location close to transport links, schools and amenities. The property offers bright and spacious accommodation with a wealth of period appeal, sympathetically updated with modern elegance and high spec finish throughout. Features include three reception rooms, beautiful kitchen/breakfast room, separate utility, family bathroom, principal en-suite, guest WC, basement/cellar, gas central heating, underfloor heating to kitchen and en-suite, double glazing, hard-wired 'Sonos' speakers and monitored alarm. Offered to the market with no onward chain.

Accommodation comprises a spacious entrance hall leading into the three inviting reception rooms - two with front aspect bay windows, and the third being dual aspect with views over the garden. The kitchen/breakfast room, with bi-folding dual aspect doors spilling out onto the decked external terrace, comprises a range of matching high gloss units with work surfaces incorporating inset sink unit, 'Smeg' oven and hob with 'Rangemaster' extractor, 'Siemens' dishwasher and integrated fridge freezer. The adjacent separate utility provides additional work and appliance space, as well as access to a useful guest WC. To the first floor, there are five well proportioned bedrooms - with luxury en-suite to the principal bedroom - plus an elegant family bathroom with free-standing bath suite and walk-in shower unit.

The property is located within easy access of South Croydon and Sanderstead stations, providing convenient links into London. Regular bus routes also link nearby Croydon town centre with its array of shops and amenities. The area is also well served by excellent schools including Coombe Wood, Royal Russell, Whitgift and Croydon High as well as Croham Hurst Woods

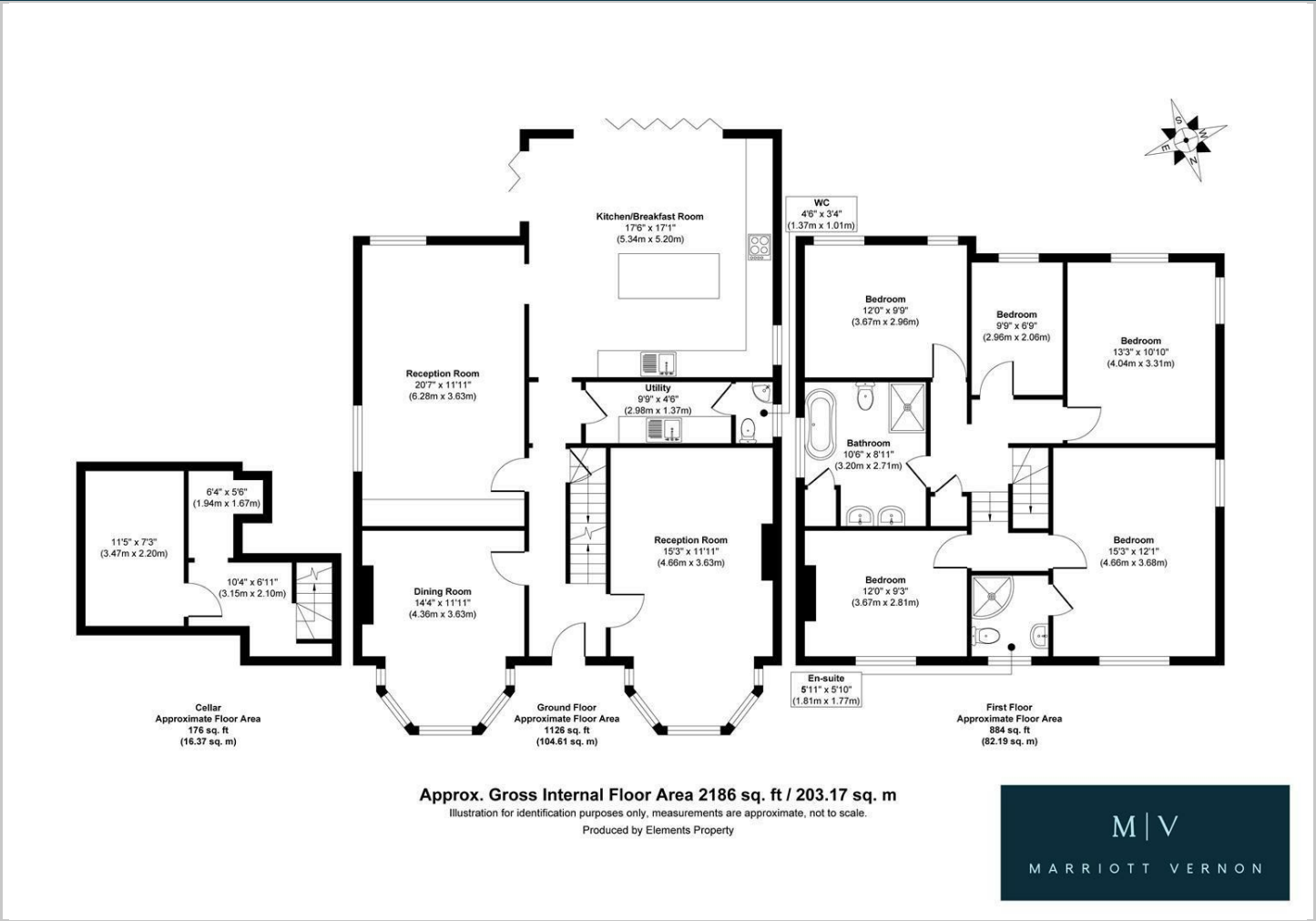
Offers in excess of £1,000,000



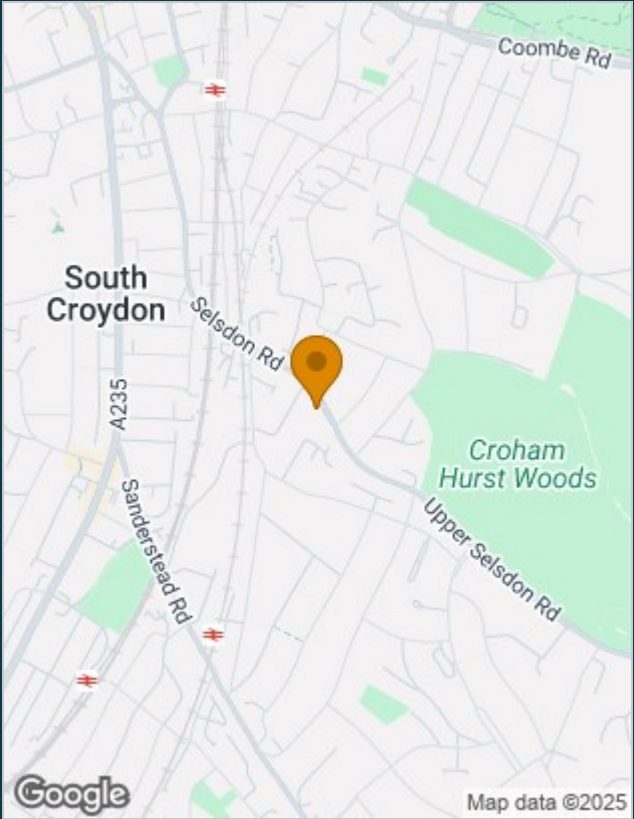




Floor Plans




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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>66</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.