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MARRIOTT VERNON

ESTATE AGENTS



24 Rectory Park, South Croydon, CR2 9JN

£1,250,000

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Check Out Marketing Video

Sought After Location Backing Sanderstead Recreation Ground

Planning Permission For Loft Conversion To Create Principal Suite

Glorious Private Garden

Close to Bus Routes and Local Amenities

Marriott Vernon welcome to the market this stunning extended four/five bedroom detached family home occupying a 0.29 acre plot with off street parking, garage and glorious southerly aspect garden with large terrace, superbly situated in a sought after location backing onto Sanderstead Recreation Ground. The property has been significantly extended and renovated by the current owners, offering versatile accommodation with high quality finish throughout. Ideal for modern family life, with flowing living space creating the perfect blend of luxury and convenience, this impressive home is not to be missed.

Accommodation comprises a spacious entrance hall with tiled flooring and WC and ground floor bedroom with en-suite shower. To the rear of the property, the beautiful open plan kitchen/reception room is flooded with natural light from dual bi-folding doors spilling out onto the terrace, with cantilevered seating area with suspended outdoor fireplace, electric heaters and outdoor speakers for entertaining. The 150' southerly aspect rear garden features a gate leading directly into Sanderstead Recreation Ground where there is also a local nursery. The kitchen area comprises a quality range of fitted units with Quooker tap, wine fridge, work surfaces and central island, incorporating inset sink unit, induction hob with inbuilt extractor, wall mounted oven and further integrated appliances whilst the lounge area features a Chesney's wood burner. A separate utility room offers additional work and appliance space and a reception/playroom with bi-folding doors to the garden. To the first floor are four well proportioned bedrooms, with en-suite to principal bedroom plus a breath-taking family bathroom with contemporary style free-standing bath suite. There is also planning permission for a loft conversion to create a principal suite with en-suite and dressing room.

Sanderstead Village offers a range of shops and amenities, several bus routes and local schools.

Stunning Four/Five Bedroom Detached Family Home

Impressive Open Plan Kitchen/Reception

Three Bath/Shower Rooms (Two En-Suite) Plus Guest WC

Off Street Parking and Garage

Proximity Of Popular Schools Including Gresham, Atwood And The Ridgeway







Floor Plans



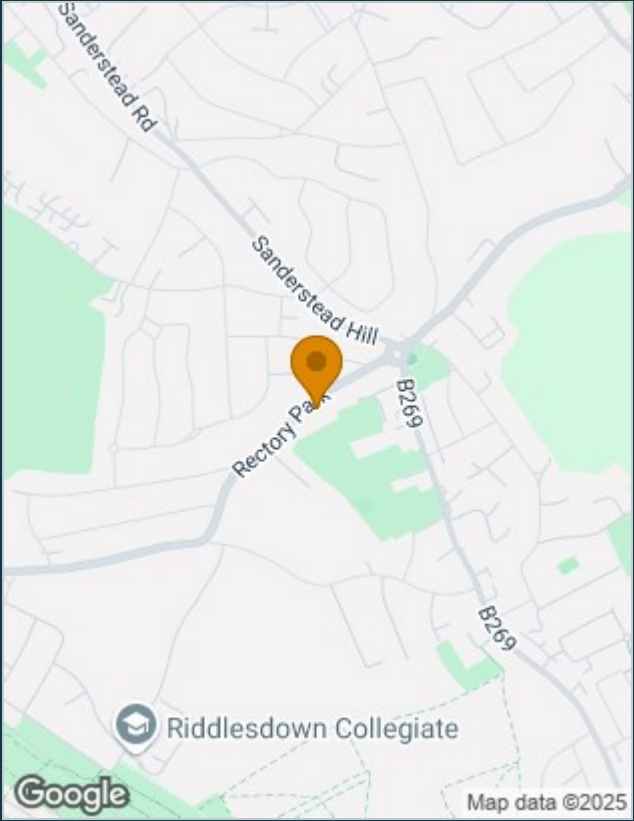
Viewing

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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Location Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC