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MARRIOTT VERNON

ESTATE AGENTS

IT ISN'T EASY BEING
The Queen Of Everything

PEEK, FREAN & CO
BREAD & CAKES

35 Tindale Close, South Croydon, CR2 0RT

Guide price £600,000

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South Croydon, CR2 0RT

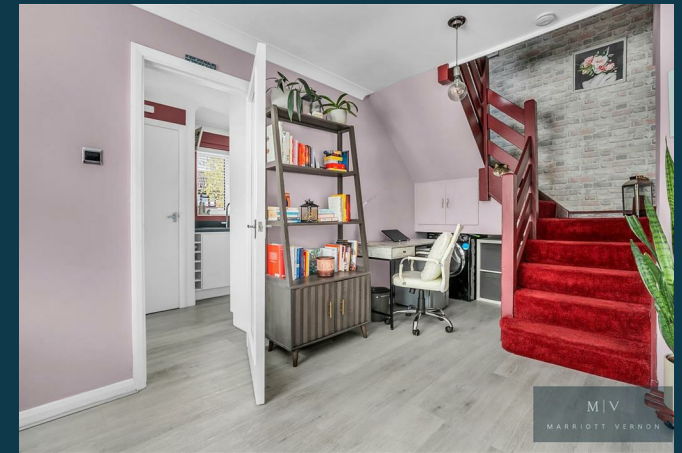
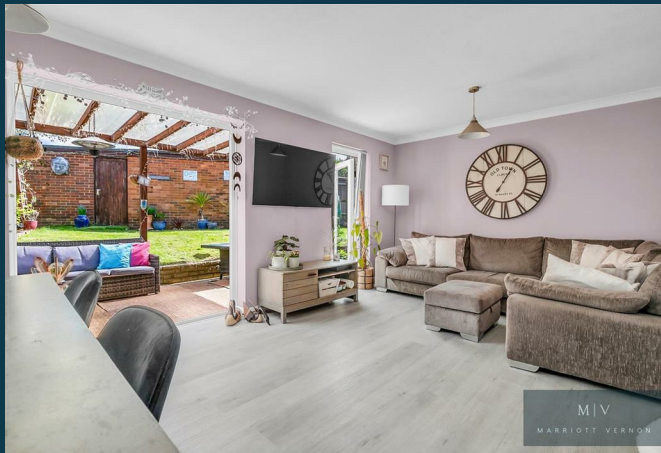
Guide Price £600,000-£640,000

Beautifully presented three/four bedroom semi detached house with tandem garage and wonderful private garden with covered patio, bar area and hot tub, enviably situated in a desirable cul-de-sac location backing onto the open spaces of Purley Beeches. The property has been superbly maintained and appointed, offering bright and spacious accommodation with stylish interiors and modern finish throughout. Features include a large reception and further dining room, well equipped kitchen, upstairs bathroom, principal en-suite and downstairs WC, gas central heating, double glazing, quality floor coverings and ample inbuilt storage.

Accommodation comprises entrance hall with access to guest WC, leading into the well equipped kitchen comprising a range of matching wall and base units with work surfaces incorporating inset sink unit, hob with overhead extractor, electric oven, and further space for appliances. A generous dining room open through to the reception room with double doors spilling out onto the garden. To the first floor, there are four well proportioned bedrooms - with two of the bedrooms currently combined into one large room, but it would be easy to divide again as desired. There is an en-suite shower room to the principal bedroom, and a further family bathroom with modern white three piece suite.

The property is conveniently located off Purley Downs Road, within easy reach of regular bus routes providing links to both Purley and South Croydon. Purley, Purley Oaks, and Sanderstead stations are all within a short distance offering excellent connections into Central London and to the surrounding area. The centres of Purley and South Croydon each offer an array of shops, bars, cafes and restaurants, as well as supermarkets, with Sanderstead providing a variety of local amenities and open spaces.

Guide price £600,000



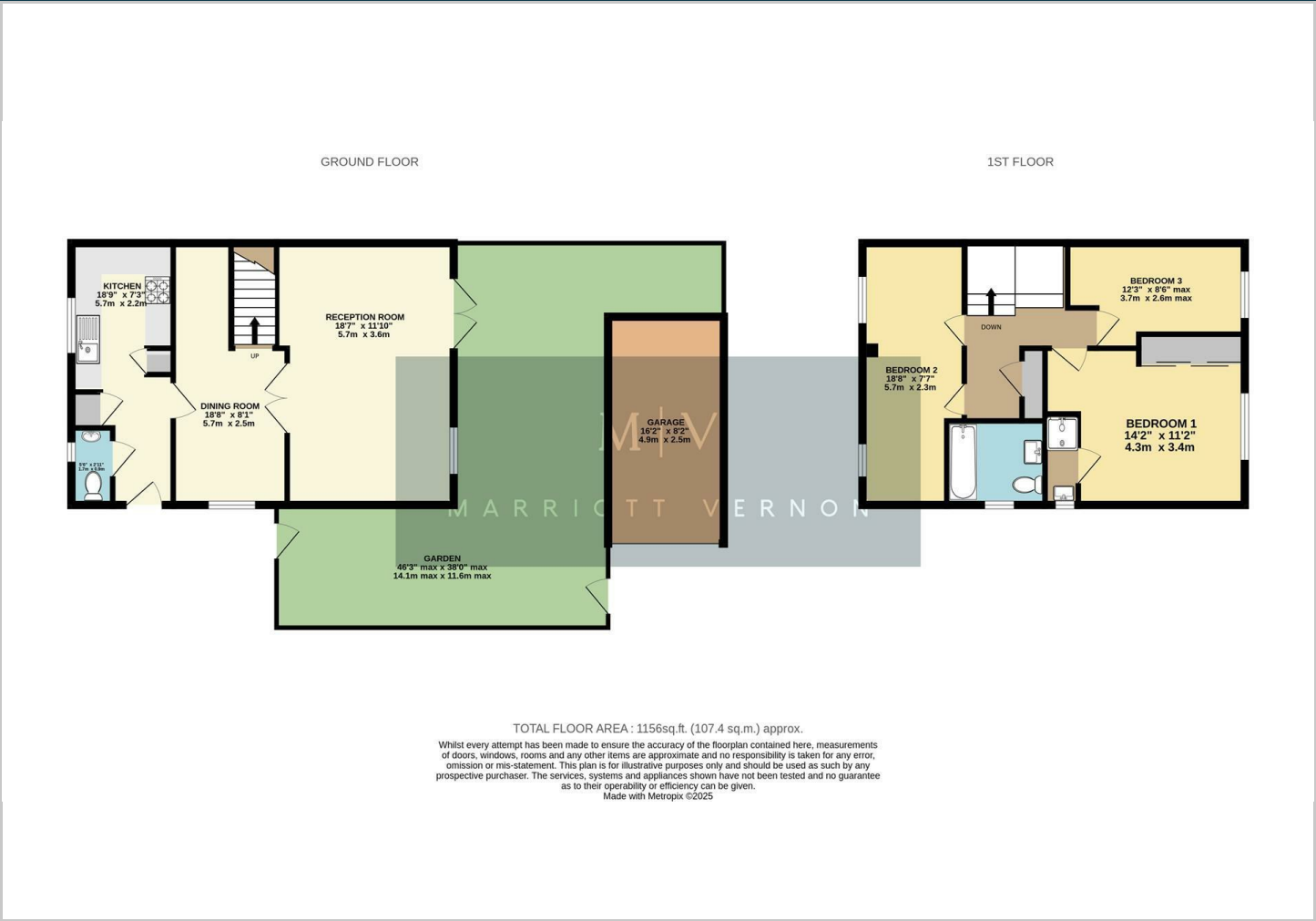




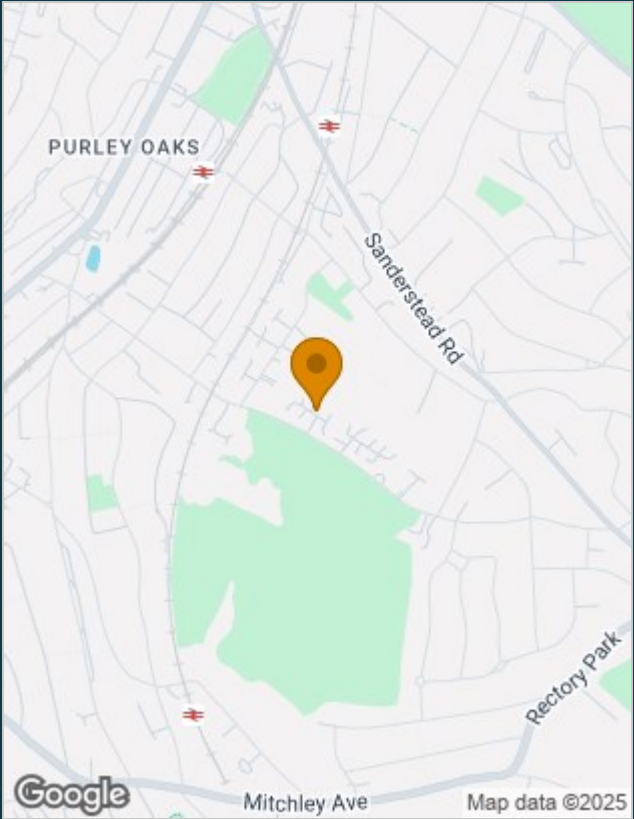
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Floor Plans



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		72
(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

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.