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MARRIOTT VERNON

ESTATE AGENTS



18 Pinewood Close, Croydon, CR0 5EX

Asking price £625,000



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Asking price £625,000

# 18 Pinewood

Croydon, CR0 5EX

Attractive Three Bedroom Semi Detached Family Home

Excellent Scope to Extend, STPP

Separate Well Equipped Kitchen

Upstairs Shower and Downstairs WC

Driveway Parking for 2/3 Cars Plus Garage

Highly Sought After Cul-de-Sac Overlooking Central Green

Double Length Dual Aspect Reception Room Conservatory

Mature Garden backing onto Woodland (Owned by Scouts)

Close to Transport Links, Schools and Amenities

Marriott Vernon present this attractive three bedroom semi detached family home with driveway providing off street parking for 2/3 cars, garage, delightful mature garden which back onto inaccessible private (Croydon Scouts) woodland and no onward chain. Enviably situated in a highly sought after and rarely available, residential cul-de-sac in Shirley, with views over a central green, the property offers bright and spacious accommodation with well proportioned living space and excellent additional scope for extension, STPP. Features include a double length through reception, separate well equipped kitchen opening through to a conservatory and guest WC, upstairs bathroom (currently with shower suite), gas central heating, double glazing and inbuilt storage.

Accommodation comprises entrance hall with stairs rising to the first floor, leading into the double length reception room with attractive bay window to front and double doors to the rear onto the garden. The separate kitchen comprises a range of matching wall and base units with work surfaces incorporating inset sink unit and further space for appliances, with door through to the conservatory with guest WC. To the first floor, there are three well proportioned bedrooms - two doubles and a further single/study - plus a shower room.

The property is conveniently located within easy access of local shops and amenities in nearby Wickham Road, as well as regular bus routes providing good links into Croydon town centre and East Croydon mainline station. Croydon town centre provides a huge array of shops, bars, restaurants and amenities, as well as leisure facilities and cinema, and is within a short drive or bus ride. Shirley itself is also extremely well served by excellent local schools including Harris Benson Academy, Shirley High, Forest Academy, St John's Primary, Coloma and Trinity.

Viewings are highly recommended.



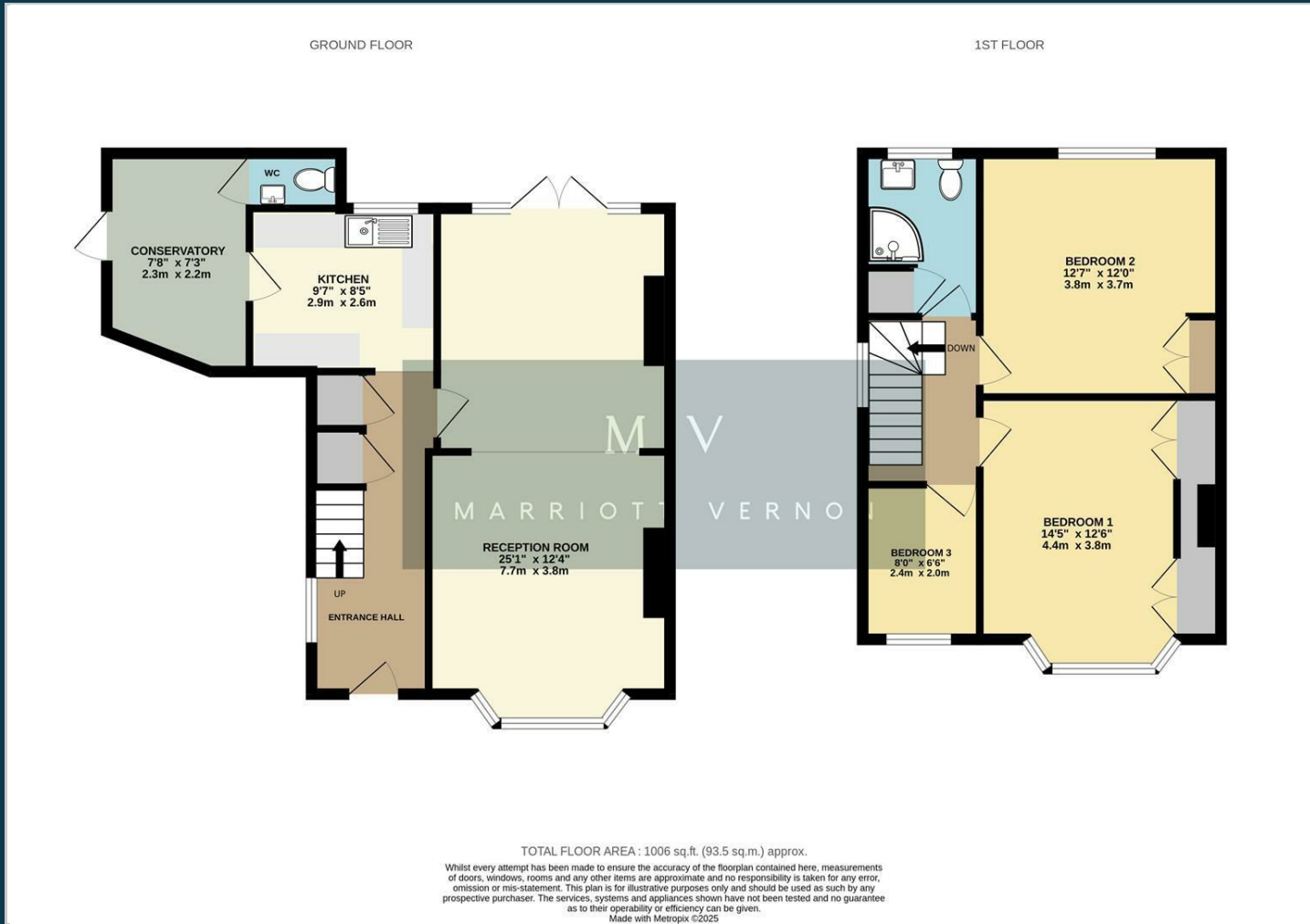




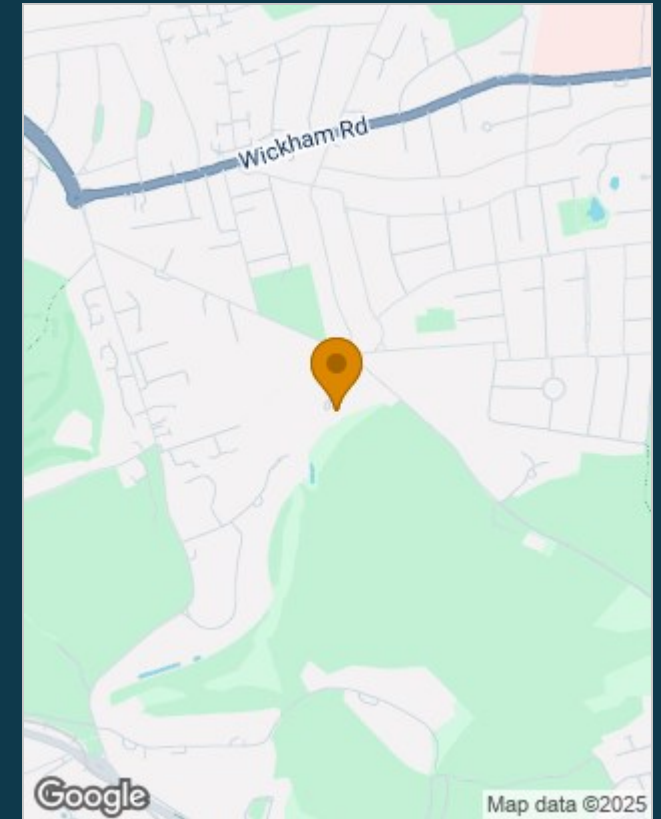
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## Floor Plans



## 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.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	