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MARRIOTT VERNON  
ESTATE AGENTS



Harewood Road, South Croydon, CR2 7AT

Guide price £750,000









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\*\*\*Guide Price £750,000-£800,000\*\*\*

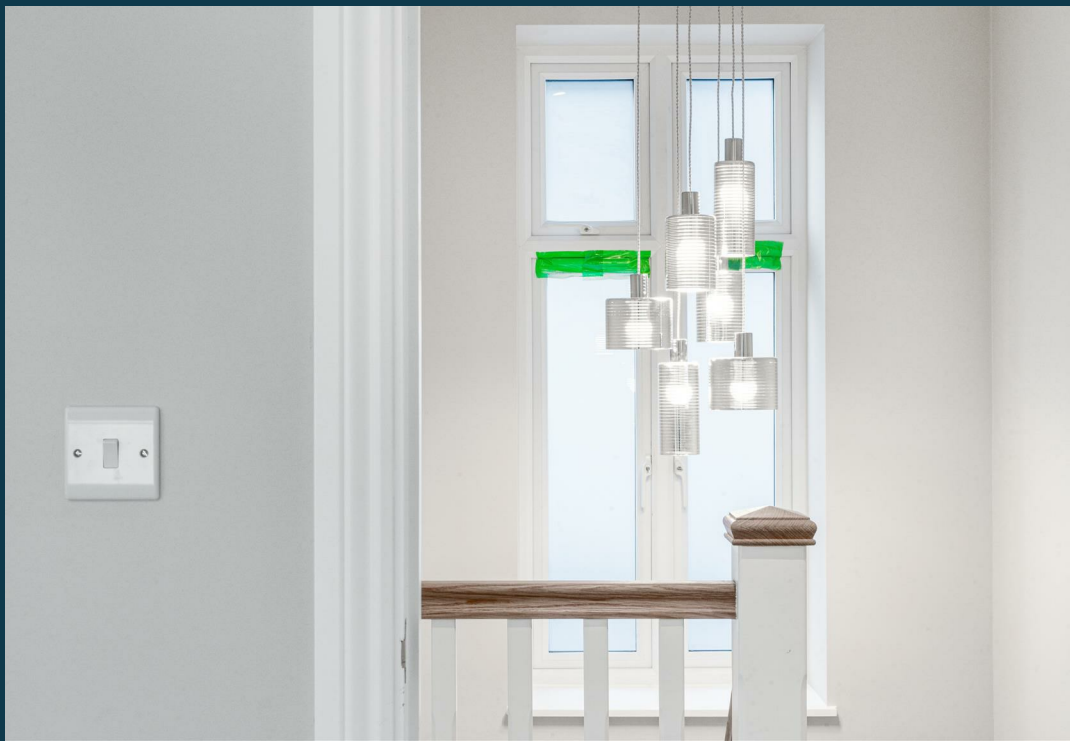
Marriott Vernon present to the market this exceptional new build, traditionally brick built four bedroom detached family home located on a sought after residential road close to South Croydon station.

The heart of this beautiful home is the impressive open plan kitchen/reception room with custom hand finished kitchen with warm white units and oak inset panels, stone worktops and backsplash with Haier integrated appliances, LVT oak effect flooring and panelled doors with chrome ironmongery. The room is flooded with natural light from two sets of full height aluminium French doors with views over the garden and St Emmanuel's Church in the background, leading onto the porcelain patio area with freshly turfed rear garden. Further accommodation include an additional reception room to the ground floor, guest WC and separate utility room, whilst to the first floor there are four well proportioned bedrooms - one with luxury en-suite shower room - plus an elegantly tiled family bathroom with modern three piece suite. The property has an EPC rating of A - 93, with features including 6" cavity wall insulation, Solar Panels, fully insulated loft space with boarded storage area and lighting.

This stunning new build property benefits from parking for two cars (with EV charging point), 10 year new build warranty, solar panels, landscaped rear garden with side access, shed with power and no onward chain. The property offers beautifully appointed and immaculately finished living space, with stylish interiors and high quality finish throughout.

The property is superbly located within easy access of Tramlink, as well as South Croydon station, providing convenient links into East Croydon mainline station. The area is also well served by excellent schools including Coombe Wood, Royal Russell, Whitgift and Croydon High, as well as Croham Hurst Woods and Croham Hurst Golf Club.



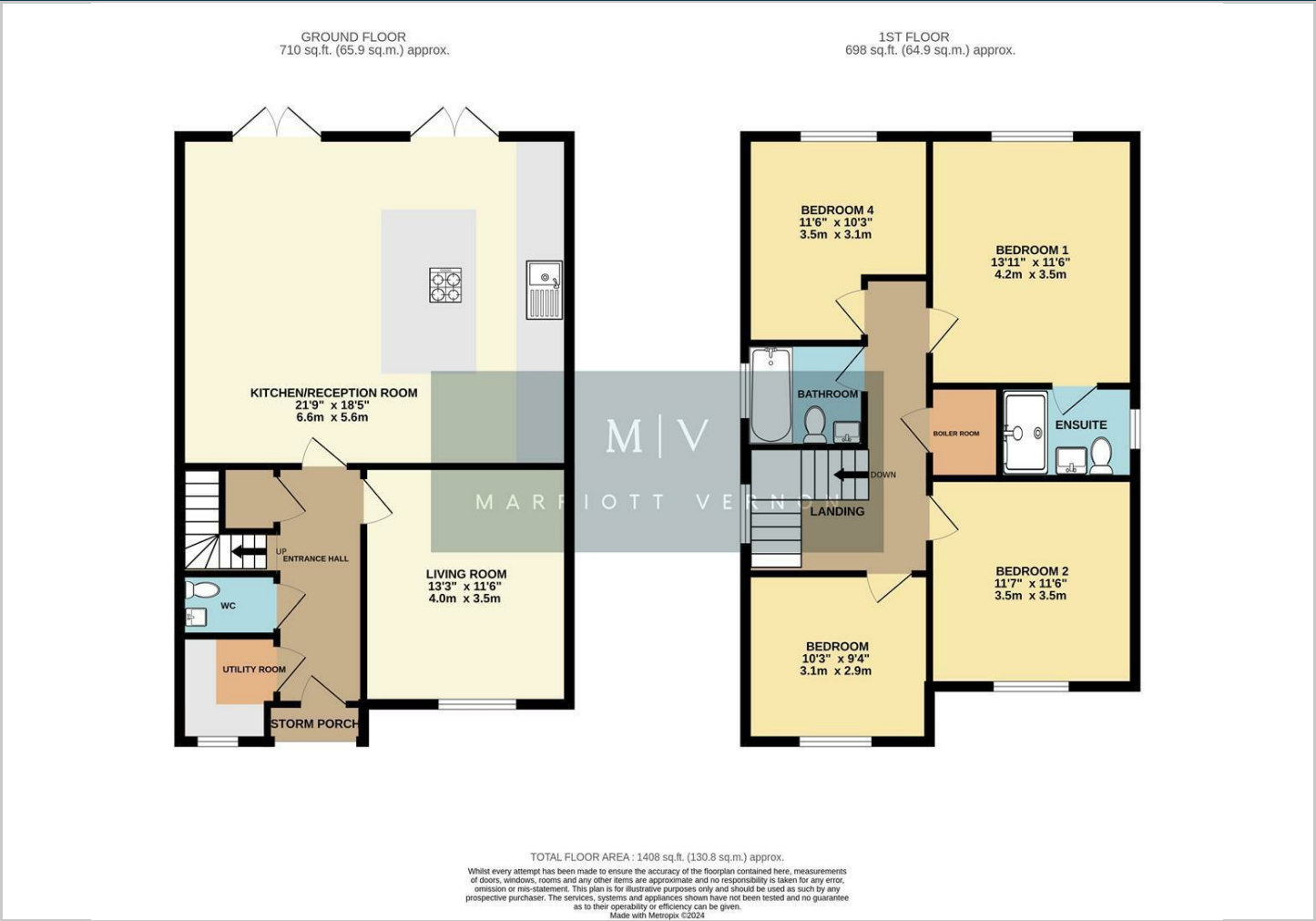








Floor Plans



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) A	93	95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 