

M | V

MARRIOTT VERNON

ESTATE AGENTS



181 Coombe Road, Croydon, CR0 5SS

Guide price £900,000





181 Coombe Road

Croydon, CR0 5SS

Guide price £900,000

Marriott Vernon present to the market this wonderful four bedroom detached family home with double garage, off street parking and delightful private garden, enviably situated in a prime residential location moments from the beautiful Lloyd Park. The property offers bright and spacious accommodation with a wealth of character and period appeal, sympathetically updated with modern interiors and quality finish throughout - the perfect blend of comfort and convenience for modern family life. Features include two stunning reception rooms, well equipped kitchen/diner, family bathroom, WC, gas central heating, double glazing, quality floor coverings and ample inbuilt storage.

Accommodation comprises a grand wood panelled entrance hall with stairs rising to the first floor, leading into the two separate reception rooms, each with feature fireplaces and parquet flooring, providing ample space for relaxing, entertaining and dining. The separate kitchen/diner comprises a range of matching wall and base units with work surfaces incorporating inset sink unit., range style cooker, and further space for appliances. A useful guest WC completes the lower level accommodation. To the first floor, there are four well proportioned bedrooms, plus a family bathroom with corner bath suite, separate shower and attractive side aspect bay, plus a further separate WC.

The property is superbly located moments from Tramlink at Lloyd Park, with connections to East Croydon station, Beckenham and Wimbledon. East & South Croydon stations are in close proximity plus bus routes also service nearby Croydon town centre with its array of shops and amenities, including a cinema complex. South Croydon's 'Restaurant Quarter' is within easy reach for a diverse selection of bars and restaurants. The area is well served by excellent local schools including Croydon High, Whitgift, Royal Russell, Coombe Wood, Coloma and Trinity schools, as well as lovely open spaces and golf course







Floor Plans

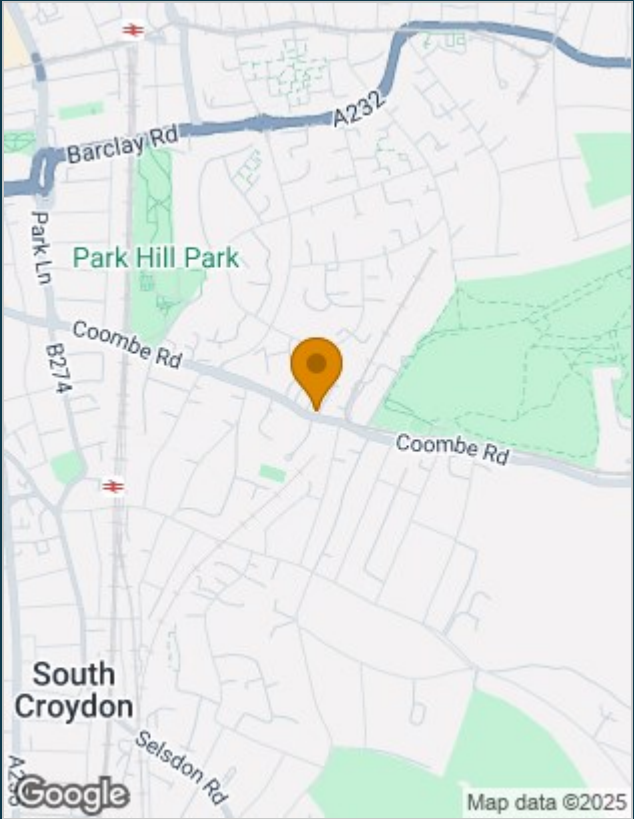


Viewing

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.

Location Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 