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MARRIOTT VERNON

ESTATE AGENTS



46A Selborne Road, Croydon, CR0 5JQ

Offers in excess of £900,000

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46A Selborne

Croydon, CR0 5JQ

Substantial Four/Five Bedroom Detached Family Home

Some Scope to Upgrade

Two/Three Reception Rooms

Two Bathrooms (One En-Suite) plus Guest WC

Off Street Parking and Double Garage

Desirable East Croydon Location

Spacious and Versatile Accommodation

Kitchen with Separate Utility

Private Garden

Close to East Croydon Station and Amenities

Marriott Vernon present to the market this substantial four/five bedroom detached house with ample off street parking, double garage and private garden, superbly situated in a highly sought after tree-lined residential location. The property provides bright and spacious accommodation over two floors, well maintained throughout by the current owner, but offering some further scope to upgrade and modernise as desired. Flowing living space creates the perfect canvas for modern family life, with versatile layout offering potential to configure as required. Features include two/three reception rooms, well equipped kitchen and separate utility, two bathrooms, one WC, gas central heating, double glazing and inbuilt storage.

Accommodation comprises entrance hall with cloakroom with stairs rising to the first floor, leading into the reception room double doors to the rear onto the garden. A further dining room, also with garden access, provides additional family space. The separate kitchen, with adjacent utility room, comprises a range of matching wall and base units with work surfaces incorporating inset sink unit and further space for appliances. There is a generous en-suite bedroom to the ground floor, plus a further reception/bedroom/office. To the first floor, there are three well proportioned bedrooms, plus a family bathroom with white three piece suite.

The property is superbly located within just a short walk of East Croydon station with superb connections into Central London as well as to Gatwick and the South Coast. The Tramlink service also offers excellent links to Wimbledon and Beckenham. Croydon town centre is just a short distance away offering a huge selection of branded shopping, bars, restaurants and leisure facilities. For families, the area is well served by wonderful open spaces, as well as good local schools including Park Hill School.

Viewings are highly recommended.

Offers in excess of £900,000



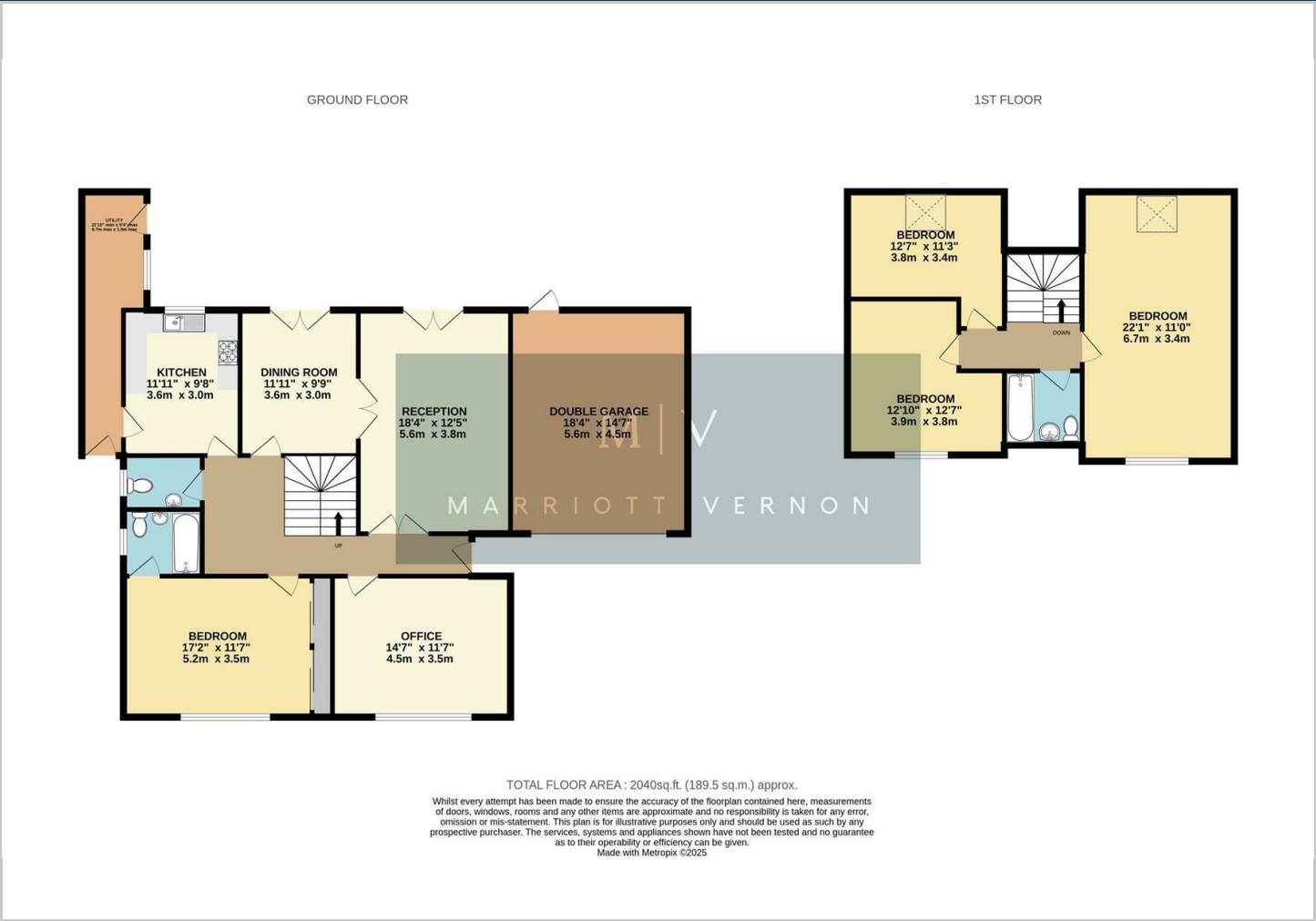




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Floor Plans



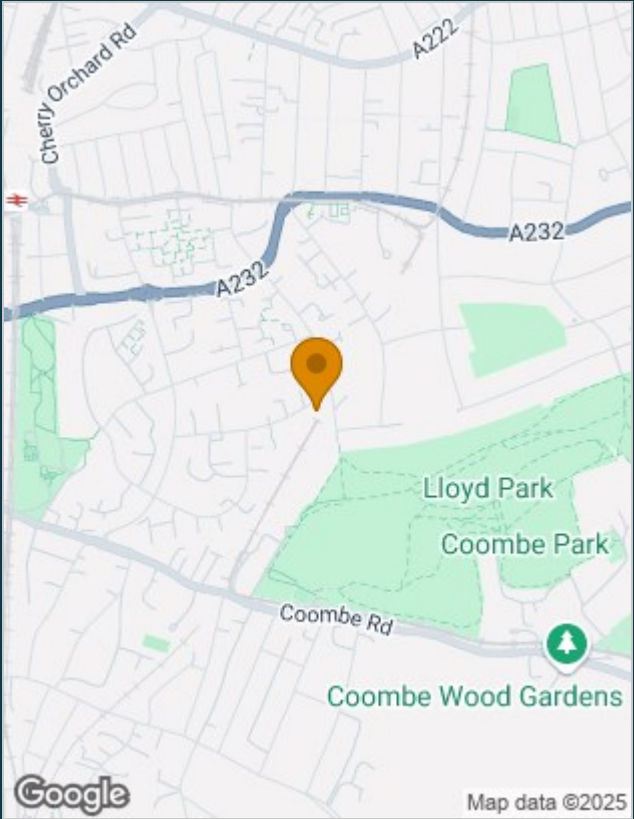
Viewing

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		87
(81-91) B		
(69-80) C	72	
(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