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MARRIOTT VERNON
ESTATE AGENTS



50 Gravel Hill, Croydon, CR0 5BD

Asking price £650,000



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Croydon, CR0 5BD

Extended Three/Four Bedroom Detached Family Home
Some Scope to Update as Desired
Bonus Reception/4th Bedroom with Shower Room
First Floor Shower Room
Off Street Parking for Three Cars and Garage

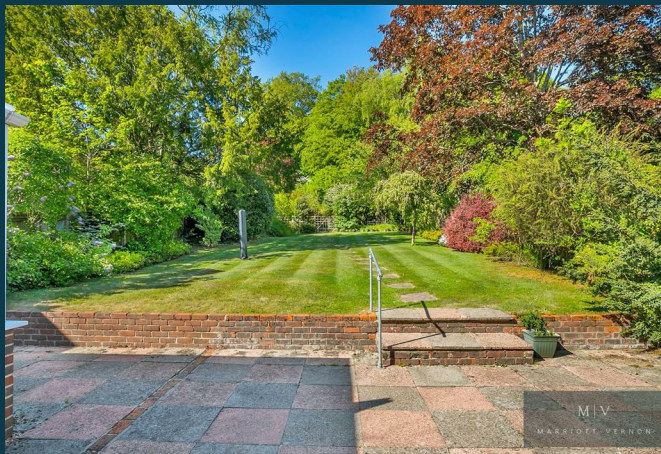
Fanatastic Location Backing onto Addington Golf Course
Double Length Reception Room
Well Equipped Kitchen and Separate Utility
Circa 200ft Glorious Garden
Close to Tramlink, Schools and Amenities

Marriott Vernon present to the market this substantial three/four bedroom detached family home with garage, off street parking for three cars, and glorious private rear garden just shy of 200' backing onto Addington Palace Golf Club, just a short walk from Tram connections and excellent schools. Set back from the main road and accessed via a slip road just beyond Abbots Green, the property provides bright and spacious accommodation, significantly extended to the ground floor to create fantastic living space, ideal for modern family life. With neutral interiors throughout, this wonderful home provides a perfect blank canvass for any buyer, with scope to update and modernise as desired. Features include a double length through reception room, bonus ground floor reception/bedroom with adjacent shower room, well equipped kitchen, separate utility, sunny conservatory, first floor shower and WC, gas central heating, double glazing and inbuilt storage.

Accommodation comprises entrance porch and hallway with stairs rising to the first floor, leading into the double length reception room with dual aspect bay windows. The separate kitchen comprises an older style range of matching wall and base units with work surfaces incorporating inset sink unit and further space for appliances, whilst a utility room provides additional work and appliance space. A versatile additional reception/bedroom and shower room are accessed via a rear lobby leading to the conservatory with garden views. To the first floor, there are three well proportioned bedrooms and a shower room with separate WC.

The Forestdale development is conveniently located close to regular bus routes and Tramlink from nearby Gravel Hill with useful connections to East Croydon station and Croydon town centre for an array of shops and restaurants, The area is well served by good schools and open spaces, as well as local amenities and leisure facilities.

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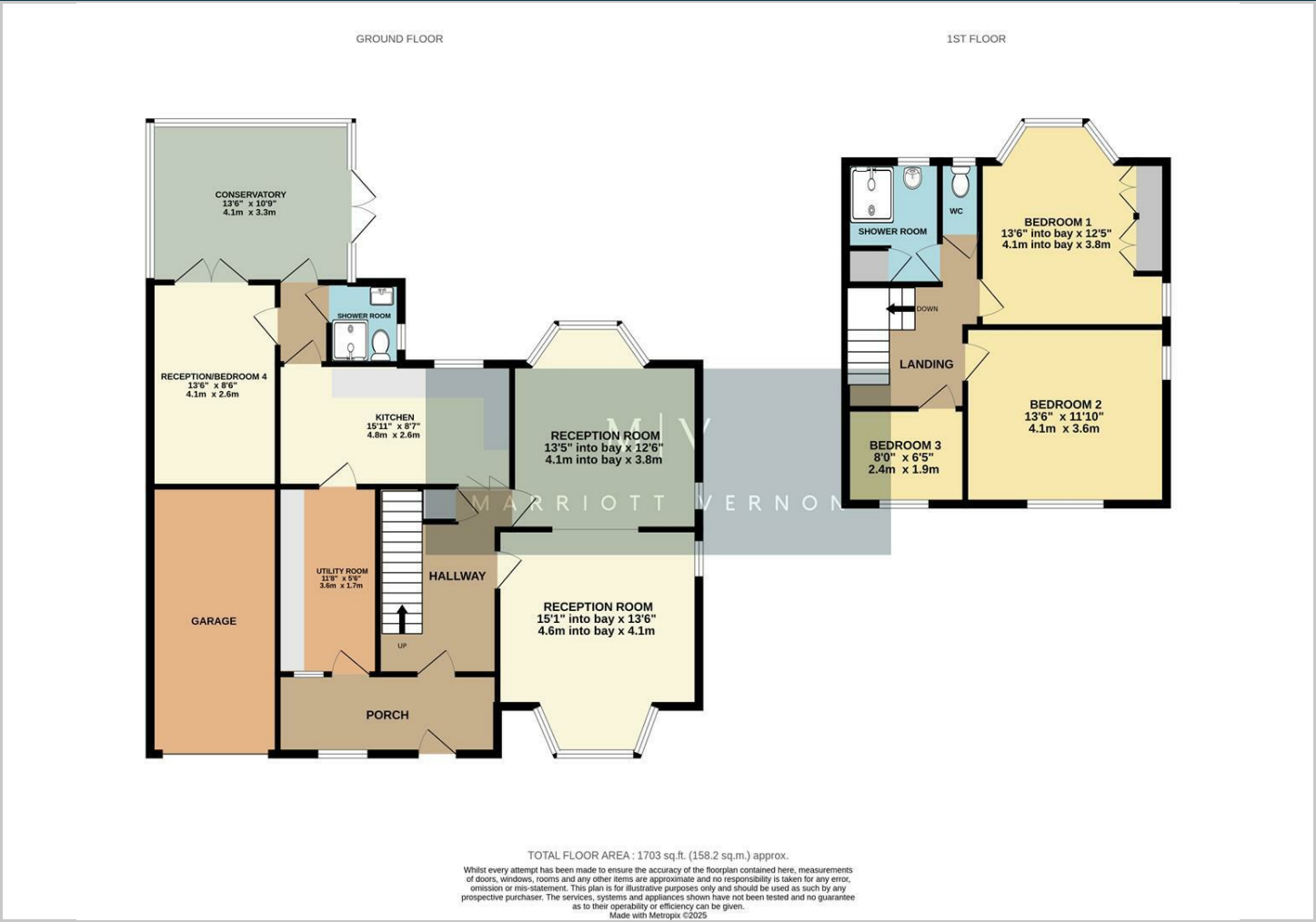




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Floor Plans

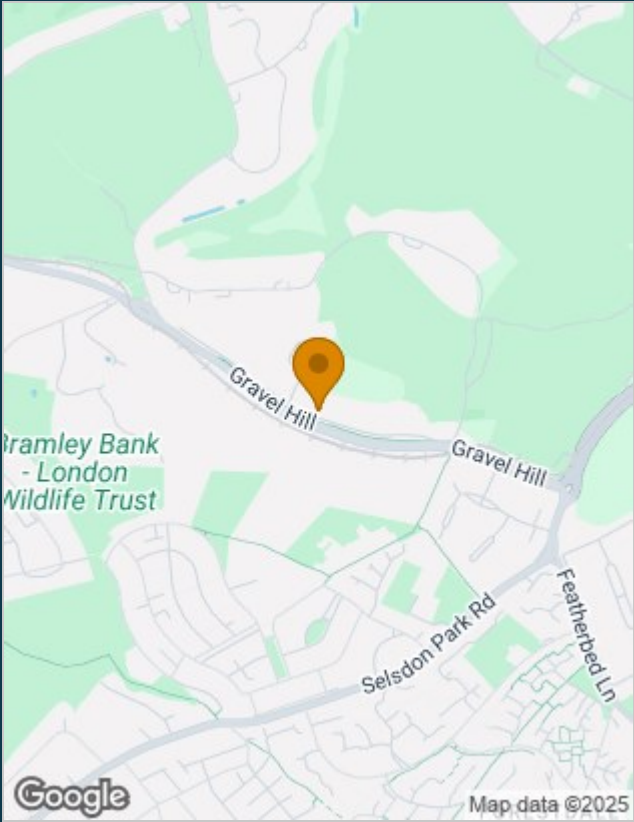


Viewing

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.

Location Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC