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MARRIOTT VERNON

ESTATE AGENTS



157 Coombe Road, Croydon, CR0 5SQ

Offers in the region of £962,500









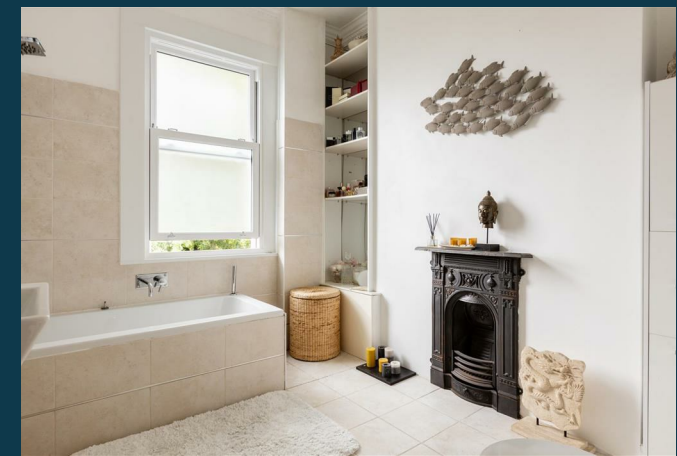
# 157 Coombe Road Croydon, CR0 5SQ

Offers in the region of £962,500

Marriott Vernon welcome to the market this stunning five bedroom, four bathroom detached Victorian family residence with off street parking and delightful mature private garden, superbly situated moments from the beautiful Lloyd Park and just a short walk from transport links and amenities. Exuding a wealth of character appeal and elegance, the property offers superbly upgraded, bright and spacious accommodation over three floors (plus cellar), with stylish interiors and high quality finish throughout. Features include three fabulous reception rooms, well equipped kitchen and utility (with potential for extension STPP), four stylish bath/shower rooms (three en-suite) plus guest WC, gas central heating, double glazing, quality floor coverings, ornate ceiling detailing and feature fireplaces.

Accommodation comprises a large entrance hall with port hole window, access to basement cellar, and imposing staircase rising to the first floor, opening into three elegant reception rooms with feature fireplaces, versatile space for relaxing, entertaining and dining, and port hole windows and access to the garden from the main lounge. To the rear of the property, the well equipped kitchen, with door to a utility room, comprises a range of matching wall and base units with work surfaces incorporating inset sink unit, gas hob with overhead extractor, electric oven, and further space for appliances. To the first floor, there are three double bedrooms (one en-suite) and a family bathroom with bath suite, whilst the second floor provides a further two double bedrooms, both with en-suites.

The property is superbly located within easy access of Tramlink from Lloyd Park, as well as South and East Croydon stations. Regular bus routes also service nearby Croydon town centre. South Croydon's 'Restaurant Quarter' is within easy reach and the area is well served by excellent local schools including Royal Russell, Coloma, Coombe Wood and Trinity.











## Floor Plans

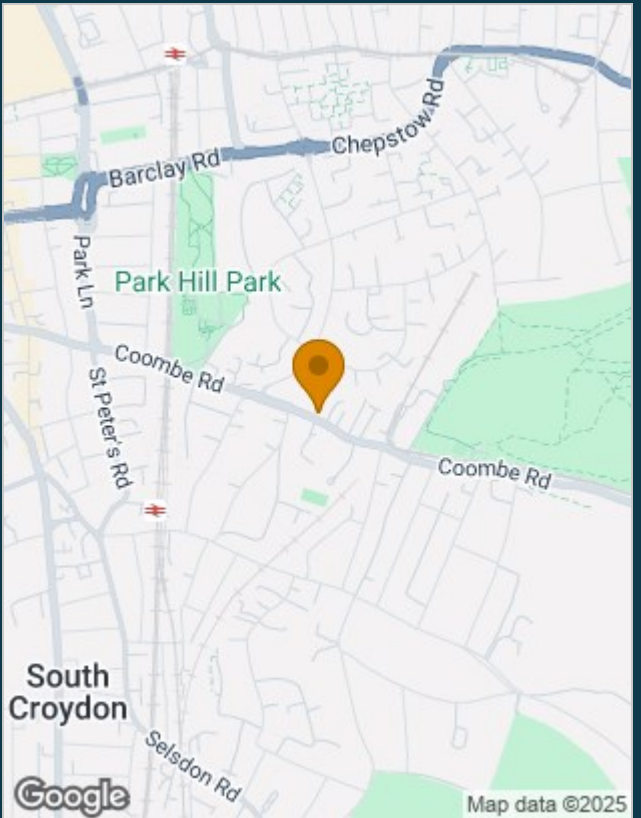
## Location Map



TOTAL FLOOR AREA : 2681sq.ft. (249.1 sq.m.) approx.


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## 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.

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p>		56	76
<p><i>Not energy efficient - higher running costs</i></p>		<p>EU Directive 2002/91/EC</p> 	
<p><b>England &amp; Wales</b></p>			

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