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ESTATE AGENTS

Kopleys, 43 Croham Park Avenue, South Croydon, CR2 7HN

Offers over £1,150,000







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# Kopleys, 43 Croham Park Avenue

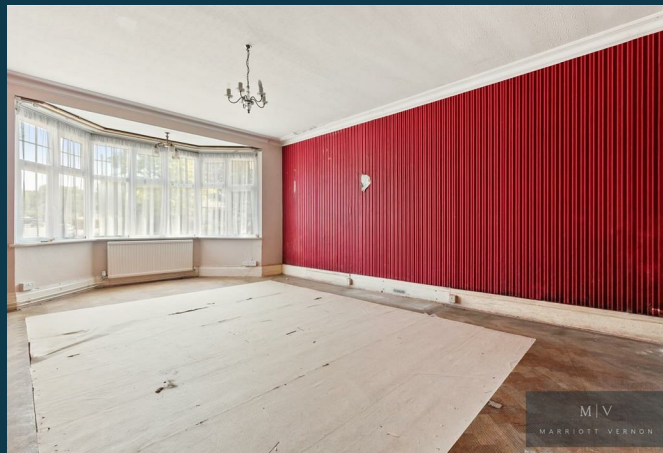
## South Croydon, CR2 7HN

Offers over £1,150,000

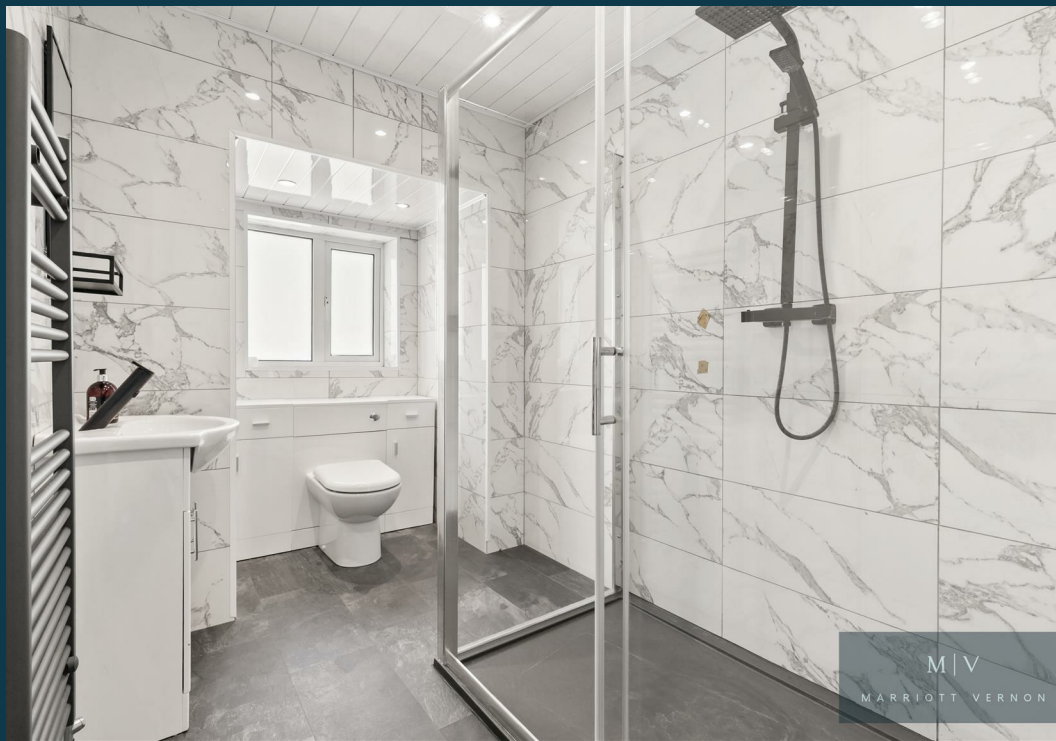
Marriott Vernon present this impressive five/six bedroom detached property with detached garage, set in a 0.23 acre plot in a sought after residential location. The property does require modernisation throughout but boasts versatile accommodation spanning in excess of 3,500sqft, including four/five large reception rooms, four bathrooms (one en-suite), top floor annexe with kitchen and bathroom, and cellar to the basement area. Flowing living space creates a superb basis for this wonderful home, with excellent scope to customise or re-develop as desired. Further features include gas central heating (with Vaillant boiler and megaflow system), double glazing, loft storage and ample inbuilt storage.

Accommodation comprises entrance hall with access to guest WC, leading into two front aspect reception rooms, each with bay window and ample space for relaxing and entertaining. A further reception room to the rear enjoys direct access onto the garden. To the rear of the property, a dining room opens through to the well equipped kitchen comprising a stylish 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. A modern tiled shower room completes the lower level accommodation. To the first floor, there are four well proportioned bedrooms, en-suite, plus a family bathroom along with potential to reconfigure the layout to create a Principal suite with en-suite and dressing room. To the second floor, there is annexe accommodation with a bedroom, reception room, kitchen and shower room.

The property is located within easy access of Tramlink at Lloyd Park, bus routes and South and East Croydon stations. Croydon town centre is close-by with its array of shops and amenities and South Croydon's 'Restaurant Quarter' is within a short walk. The area is also well served by excellent schools, delightful open spaces and golf courses.











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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		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC