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MARRIOTT VERNON

ESTATE AGENTS

11 Pine Coombe, Croydon, CR0 5HS

Asking price £1,775,000





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Marriott Vernon present to the market this stunning five bedroom detached residence enviably situated on the prestigious gated Pine Coombe in Shirley Hills location set amongst a third of an acre of landscaped gardens. This superb property, spanning some 3,700 sqft, offers beautifully refurbished and extended living space, meticulously planned and designed with stylish elegance and high quality finish throughout. Flowing accommodation arranged over three floors provides the perfect blend of comfort and convenience for a modern lifestyle, further enhanced by a large gated driveway, double garage and glorious terraced gardens which provide the perfect space for al fresco entertaining.

Upon entering, a beautiful oak staircase in the main entrance hall leads up to a galleried landing, whilst the double reception room with carved fireplace offers space for relaxing and entertaining, with a home office/study providing versatile additional space. The large open plan kitchen/breakfast/family room with porcelain tiled flooring, provides a range of wall and base units, with central island, and compliment of integrated appliances. Bi-folding doors spill out onto the patio and gardens beyond. To the lower level, there is a large cinema room and bar area as well as a guest WC. To the first floor, there are five well proportioned bedrooms – two en-suite, with walk-in wardrobe to the principal bedroom – plus a family bathroom. Further features include gas central heating, leaded light casement windows, and quality floor coverings including oak flooring to the reception areas.

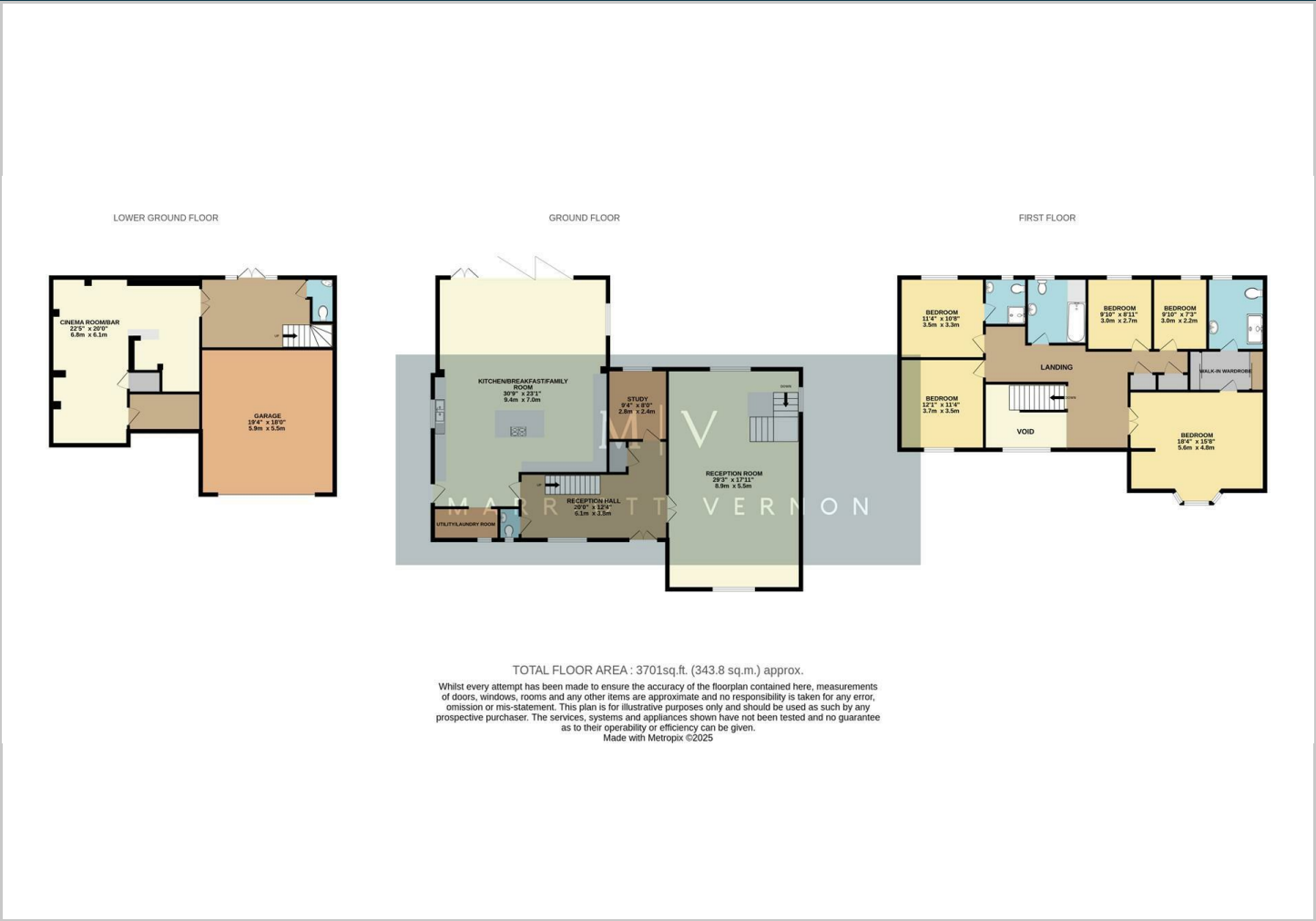
The property is enviably located within easy reach of bus routes providing links into nearby Croydon town centre and East Croydon station, with fast and frequent services into Central London. Tramlink at Coombe Lane is also close-by offering links to Croydon, Beckenham and Wimbledon. The area is well served by excellent schools as well as beautiful open spaces and golf courses.



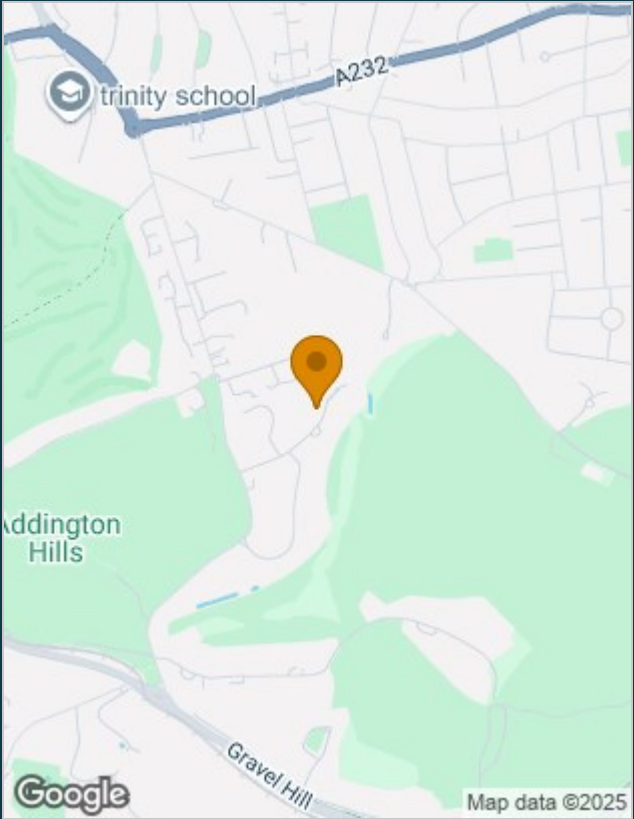




Floor Plans



Location Map



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.

Bank House, 111 South End, Croydon, CR0 1BJ
Tel: 0208 657 7778 Email: enquiries@marriottvernon.com www.marriottvernon.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	