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MARRIOTT VERNON  
ESTATE AGENTS



10 The Gallop, South Croydon, CR2 7LP

Asking price £700,000



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# 10 The Gallop South Croydon, CR2 7LP

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Marriott Vernon present to the market this generously sized, extended four bedroom semi detached family home situated in a pleasant residential position opposite woodland, featuring two garages (one integral and one to rear), off street parking and attractive west facing garden with summerhouse. The property has been beautifully maintained by the current owner, offering light and spacious extended accommodation, ideal for modern family life. Features include two reception rooms, well equipped kitchen, two bath/shower rooms (one en-suite), guest WC, gas central heating, double glazing and ample inbuilt storage.

Accommodation comprises entrance hall with stairs rising to the first floor, leading into the front reception room with bay window and feature fireplace. A further extended reception/dining room is flooded with natural light from overhead skylight windows and double doors spilling out onto the garden. The dining room opens through to the well equipped kitchen, comprising a modern range of matching wall and base units with work surfaces incorporating inset sink unit, inbuilt hob with overhead extractor, electric oven, and further space for appliances. A useful guest WC completes the lower level accommodation. To the first floor, there are four well proportioned bedrooms - one with en-suite shower - plus a family bathroom with bath suite and separate shower unit along with landing with office/study area.

The property is superbly located within easy access of Tramlink from Coombe Lane, as well as regular bus routes, providing convenient links into East Croydon mainline station and Croydon town centre. The area is well served by excellent local schools including Whitgift, Croydon High School for Girls, Royal Russell and Coloma, as well as lovely open spaces including Croham Hurst Woods, Bramley Bank and Littleheath Woods.

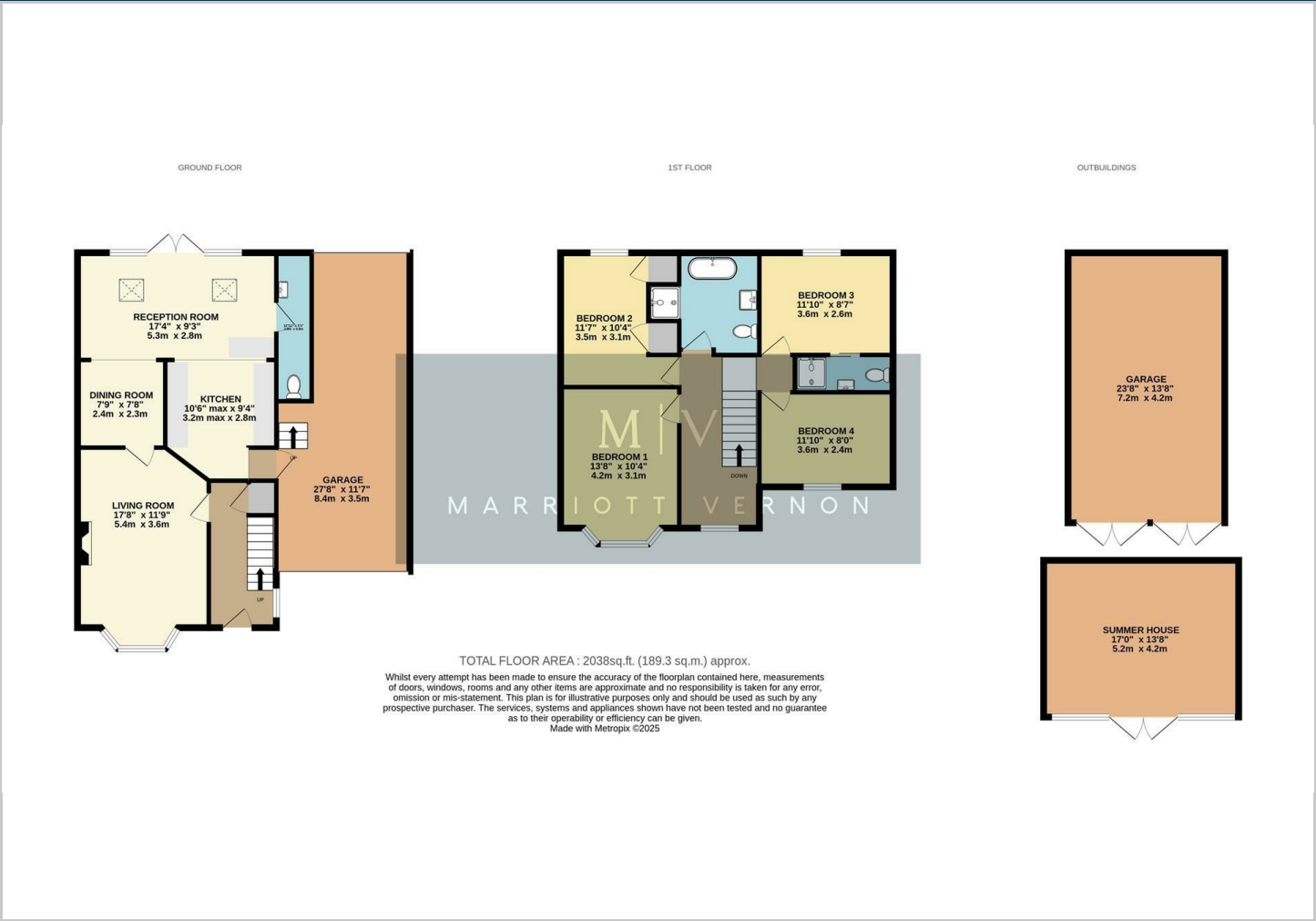
Viewings are highly recommended.







Floor Plans



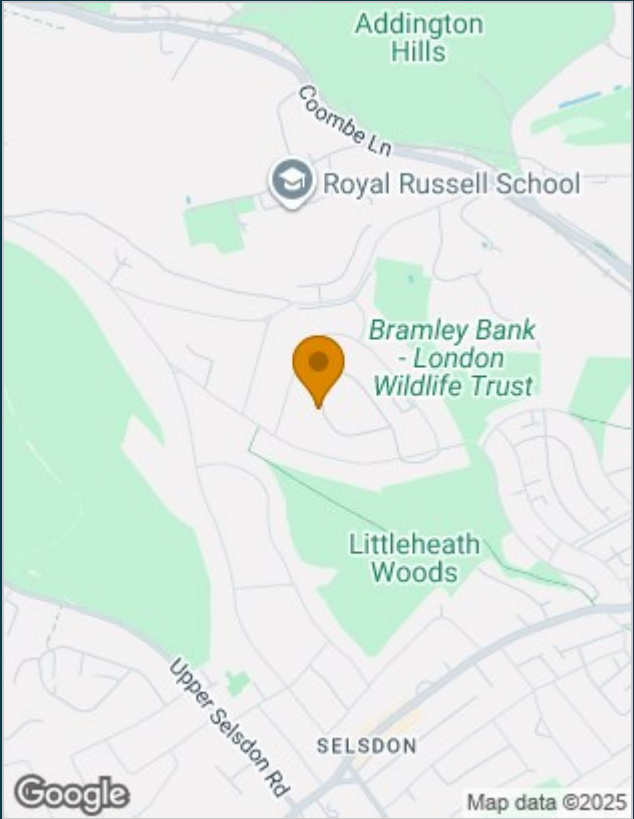
Viewing

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                                   |                         |           |
| (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 |           |