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MARRIOTT VERNON
ESTATE AGENTS



49 Farley Road, South Croydon, CR2 8DB

Asking price £750,000

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Marriott Vernon welcome to the market his beautiful extended five bedroom semi detached family home with generous off street parking, private garden and self contained one bedroom annexe, superbly situated in a sought after Selsdon location. The property has been well maintained and modernised by the current owners, offering versatile accommodation with elegant interiors and modern finish throughout. Ideal for family life, with flowing living space striking a balance between comfort and convenience and separate annexe providing the perfect set-up for multi-generational living, this wonderful property is not to be missed. Features include an inviting through reception, impressive open plan reception/kitchen/diner with doors onto the garden, family bathroom and guest WC, gas central heating, double glazing, quality floor coverings and ample inbuilt storage.

The main house accommodation comprises entrance hall, leading into the dual aspect reception room with ample space for relaxing and entertaining, brick surround fireplace and double doors onto the garden. The stunning open plan kitchen/reception also enjoys direct access to the garden with bi-fold doors spilling out onto the external patio area – ideal for al fresco dining and summer days. The kitchen area comprises a quality range of wall and base units with quartz work surfaces and 'waterfall' central island, inset double sink, gas hob with inbuilt extractor, wall mounted double oven, and integrated dishwasher. To the first floor, there are five well proportioned bedrooms – four doubles and a single/study - plus a family bathroom. The self contained annexe comprises kitchen/reception room, bedroom and shower room.

The property is located moments from Selsdon High Street and close to local bus routes providing access to Croydon town centre, as well as South and East Croydon stations. Selsdon offers a variety of shops and amenities, and the area is well served by excellent local schools.



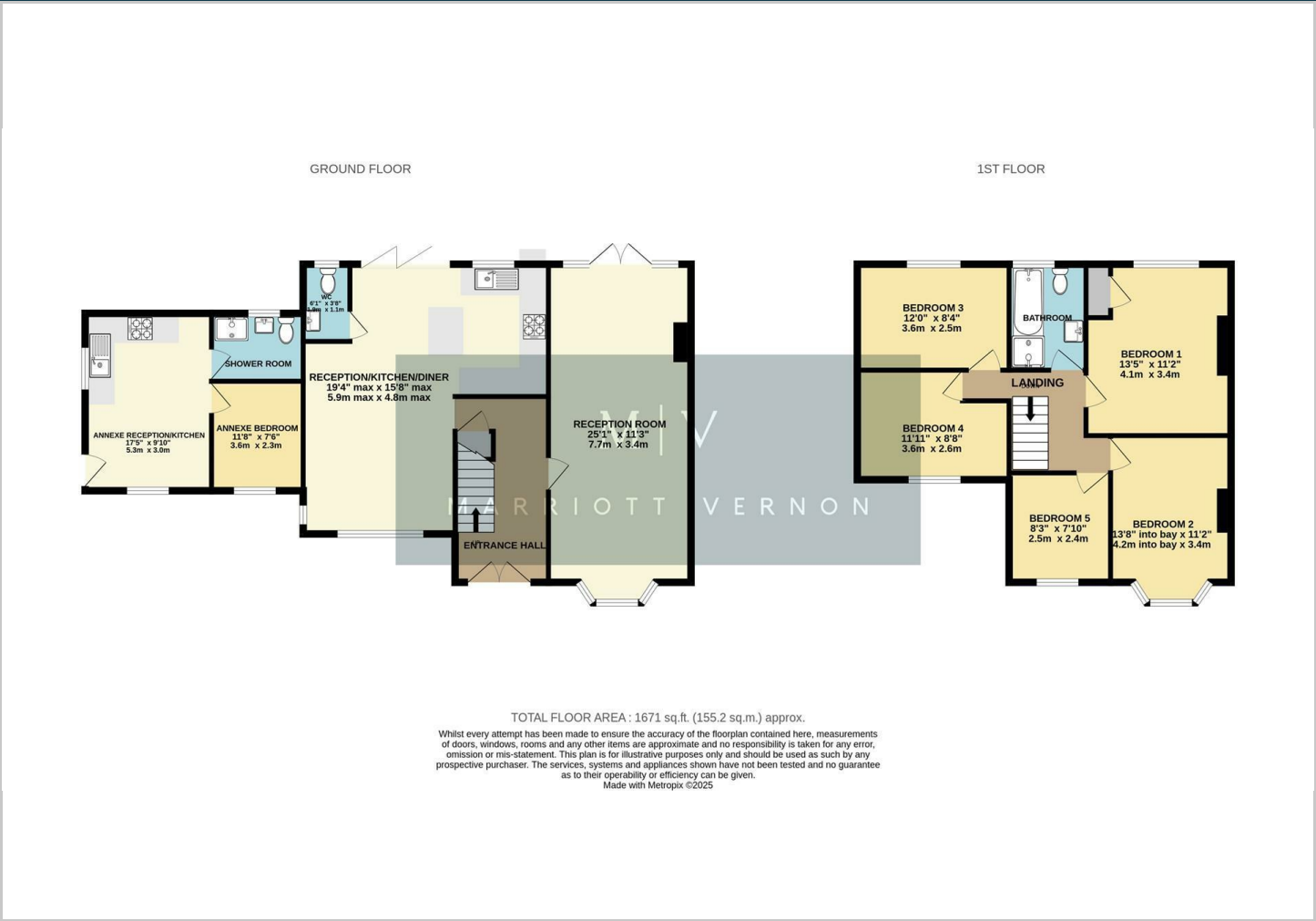




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Floor Plans



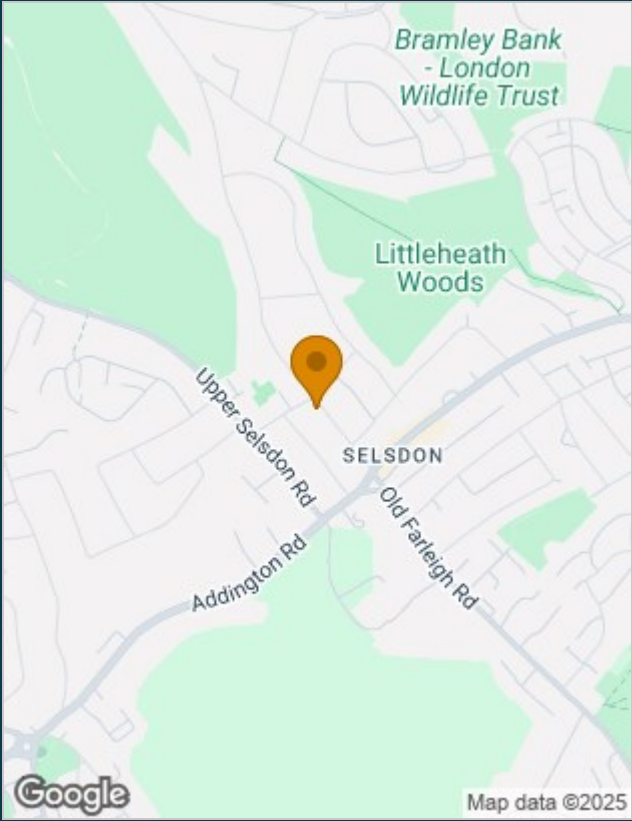
Viewing

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		
(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	