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MARRIOTT VERNON
ESTATE AGENTS



36 Montague Avenue, South Croydon, CR2 9NH

Offers in excess of £800,000



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36 Montague Avenue

South Croydon, CR2 9NH

Four Bedroom Semi Detached Family Home

En-Suite & Walk In Dressing Room To Master

Driveway Parking

Westerley Aspect Rear Garden

Double Glazing

Sought After Residential Road

Integral Double Garage

No Onward Chain

Open Plan Kitchen/Breakfast Room

Gas Central Heating

Marriott Vernon are delighted to welcome to the market this substantial four bedroom extended semi detached family home on a sought after residential road in Sanderstead with beautiful West facing rear garden and no onward chain.

The generous accommodation comprises porch, entrance hall, dining room with bay window leading to a spacious living room with patio doors into the rear garden. The kitchen/breakfast room overlooks the garden and flows through to the utility room with downstairs WC and access to the double garage. To the first floor are four bedrooms, with en-suite shower room and walk in dressing room to the master along with a contemporary family bathroom. The stunning West facing garden extends to circa 120' with large patio area and mainly laid to lawn.

The property benefits from an integral double garage with electric roller doors, double glazing, gas central heating and is offered to the market with no onward chain.

Occupying a prime Sanderstead location within walking distance of Sanderstead Village and within 1.2 miles of Sanderstead, Purley Oaks and Riddlesdown stations.

Montague Avenue is situated off Court Hill within easy reach of Sanderstead and Purley Oaks Railway Stations and Sanderstead Village. This lovely family home is in the catchment area for several sought after schools.







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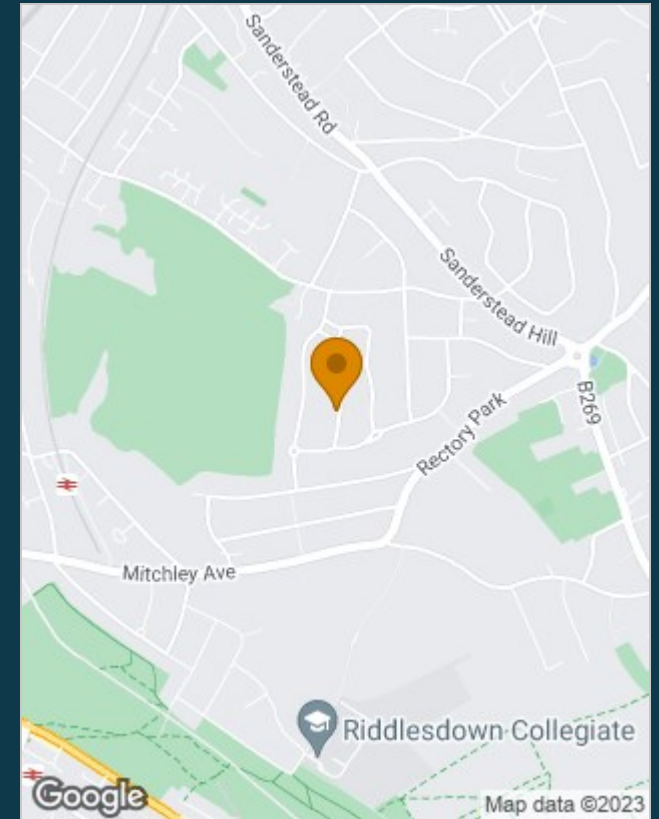


GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1518 SQ.FT. (141.0 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of plots, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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