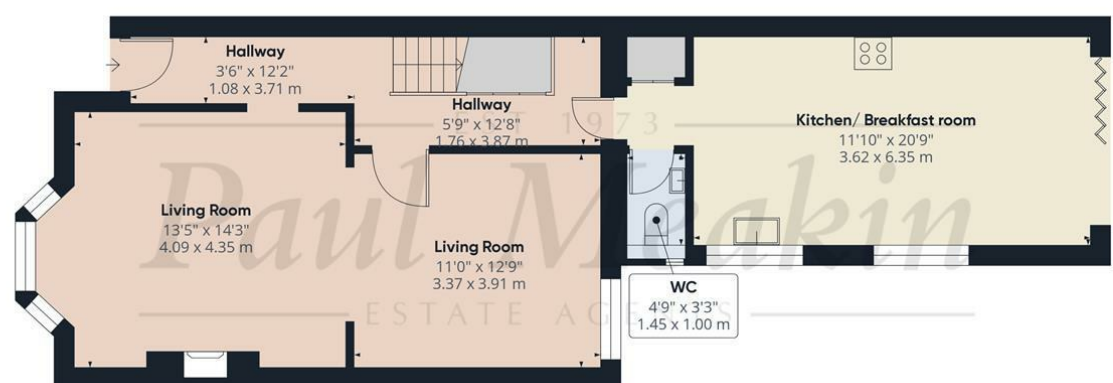




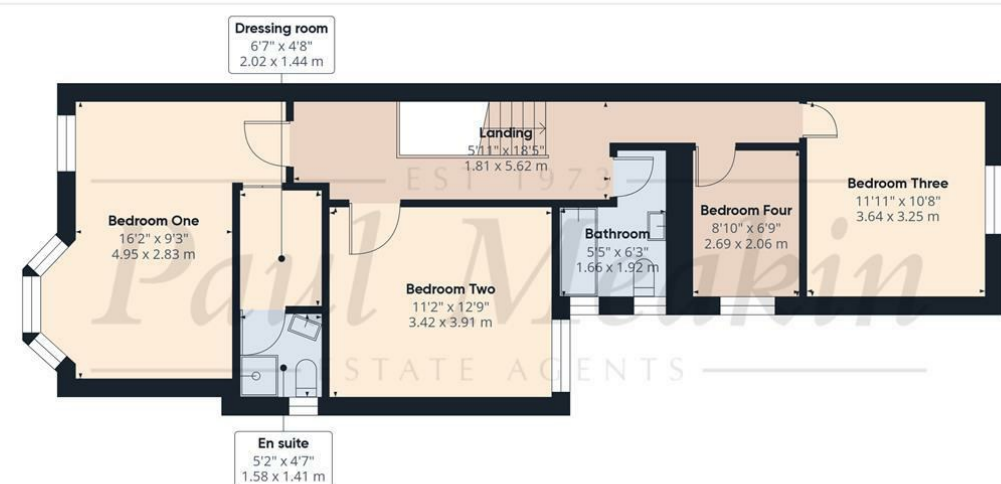
EST 1973  
**Paul Meakin**  
ESTATE AGENTS

**£775,000** Marlborough Road, South Croydon, CR2 6JD



Ground Floor

Approximate total area<sup>®</sup>  
1479.5 ft<sup>2</sup>  
137.45 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces


While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	66	83
(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



VIRTUAL TOUR LINK:



TAX BAND: D

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



This impressive and beautifully presented period family home is in a fantastic South Croydon road. Featuring four bedrooms, two bathrooms and two reception rooms plus off street parking. This property has a stunning wealth of character and period features, paired with modern day attributes that captures you as soon as you enter. The current owners have spent a considerable amount of time and money refurbishing the property which is a credit to them. The interconnecting reception rooms enjoy high ceilings and large windows giving ample of light, the refitted kitchen breakfast room is the heart of the home with stylish built in appliances and bi fold doors to the secluded level garden. The first floor boasts master bedroom with dressing room and en-suite, two further double bedrooms and a fourth single bedroom. This is a must view property to appreciate location, presentation and size.

Marlborough Road is located off St Augustines Avenue, with bus services available on Pampisford road & the Brighton Road to Croydon & Purley town centers which have a comprehensive range of amenities. Access to Sanderstead and Purley Oaks train stations with their London bound services are within 0.4 miles of the properties making it ideal for commuters.

Entrance Hall

Living room

14'3 x 13'5 (4.34m x 4.09m)

Living room

12'9 x 11' (3.89m x 3.35m)

Cloakroom

Kitchen breakfast room

20'9 x 11'10 (6.32m x 3.61m)

Landing

Bedroom

16'2 x 9'3 (4.93m x 2.82m)

Dressing room

En suite

Bedroom

12'9 x 11'2 (3.89m x 3.40m)

Bedroom

11'11 x 10'8 (3.63m x 3.25m)

Bedroom

8'10 x 6'9 (2.69m x 2.06m)

Bathroom

Off street parking

Garden

- Stunning Period family home
- Four bedrooms
- En suite to master bedroom
- Two reception areas
- Refitted kitchen breakfast room
- Refitted family bathroom
- Off street parking
- Secluded garden
- Stylishly presented throughout

