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MARRIOTT VERNON

ESTATE AGENTS

Grimwade Avenue, Croydon, CR0 5DJ

Guide price £1,300,000-£1,400,000





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Marriott Vernon are delighted to present this substantial six bedroom detached family home situated on one of the premier roads on the prestigious Whitgift Foundation Estate, with south facing garden (over 130'/40m) backing directly onto Lloyd Park a rare combination of space, seclusion and location.

Offered to the market for the first time in 45 years and with no onward chain, the property provides bright and spacious accommodation with excellent scope for modernisation and improvement. Versatile, flowing living space creates the perfect base for modern family life. Features include three reception rooms, driveway and garage, separate kitchen/breakfast room, utility room, two bath/shower rooms, gas warm air heating, double glazing to rear with secondary glazing at the front.

Accommodation comprises a spacious entrance hall with turning staircase rising to the first floor, front aspect reception room with attractive bay window, ample space for relaxing and entertaining, double doors leading through to the conservatory with garden views. A further dining room also enjoys direct access onto the garden and a study overlooks the front garden. The kitchen/breakfast room, with front aspect bay provides a range of wall and base units with work surfaces, incorporating inset sink unit and further space for appliances. A separate utility room offers additional work and appliance space, with access to the garage and lean-to/storage area. The first floor comprises six well proportioned bedrooms, plus a family bathroom with bath suite and separate shower unit, as well as an adjacent WC.

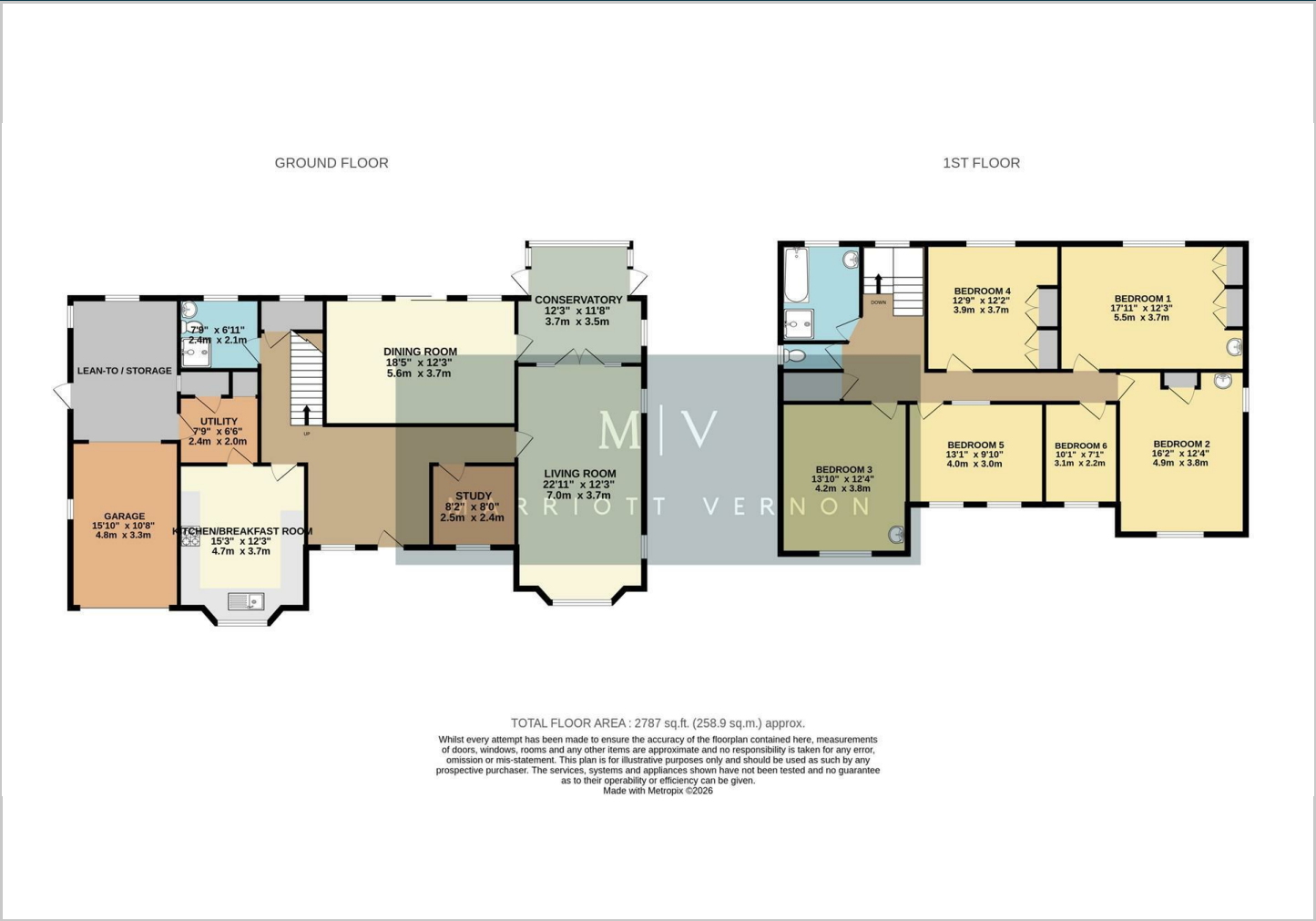
The property is located close to Tramlink at Sandilands providing links into nearby East Croydon station with connections into Central London, Gatwick and the South Coast. Croydon town centre is just a short distance away and the area is well served by excellent schools, including Trinity, Royal Russell, Coloma and Whitgift.







Floor Plans



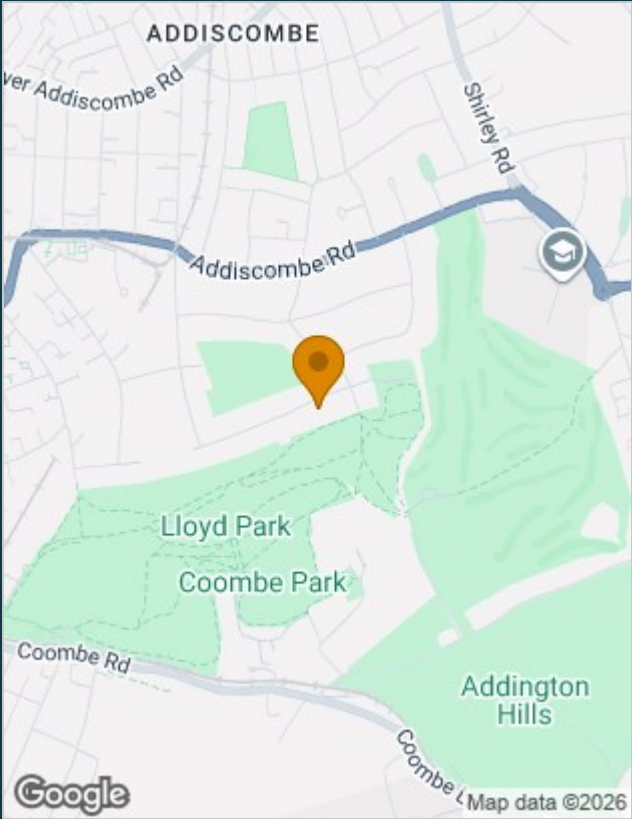
Viewing

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		75
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC