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MARRIOTT VERNON
ESTATE AGENTS



53 Temple Road, Croydon, CR0 1HW

Guide price £600,000



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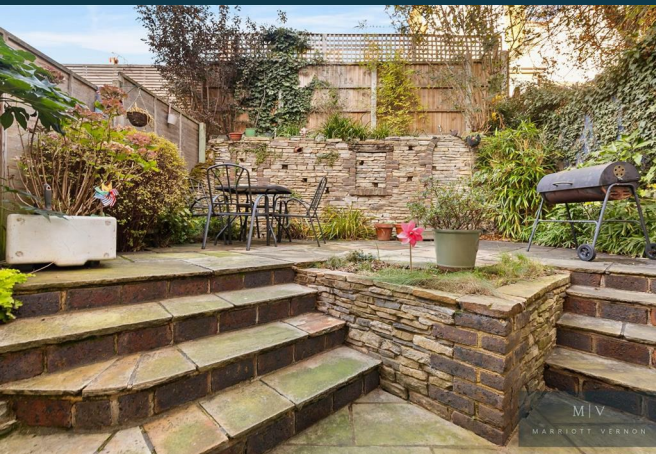
Stunning Four Bedroom Victorian Property
Period Appeal and Modern Elegance
Well Equipped Eat-In Kitchen/Diner
Charming Courtyard Garden
Close to South and East Croydon Stations

Sought After Quiet Residential Location
Beautiful Front Aspect Reception
Upstairs Bathroom and Guest WC
Hard Standing to Front
Easy Access Shops, Schools and Amenities

£600,000 - £625,000 Marriott Vernon present to the market this stunning four double bedroom Victorian semi detached family home with charming landscaped garden and original features, superbly situated in a quiet residential South Croydon location. The property provides the perfect blend of period appeal and modern design, with beautifully appointed accommodation extended over three floors, with high ceilings, stylish interiors, quality finish and neutral decor throughout. Flowing living space provides comfort and convenience, with features including an inviting front aspect reception room, wonderful eat-in kitchen/diner, first floor bathroom and guest WC, gas central heating, ample inbuilt storage, and quality floor coverings.

Accommodation comprises entrance hall with stairs rising to the first floor and access to guest WC and understairs storage, leading into the reception room with front aspect bay, feature fireplace and ample space for relaxing and entertaining. To the rear of the property, the beautiful open plan kitchen/diner is flooded with natural light, with door to the rear spilling out onto the paved courtyard garden. The kitchen area comprises a quality range of matching wall and base units with work surfaces, incorporating inset sink unit, gas hob, wall mounted electric oven, and further space for appliances. To the first floor, there are three well proportioned bedrooms, plus a family bathroom with modern bath suite. The second floor has been converted to create a further double bedroom and a office, as well as access to generous remaining eaves storage space.

The property is superbly located within easy access of both South and East Croydon stations, each offering superb connections into Central London, Gatwick and the South Coast. Croydon town centre is close-by providing an array of shops and amenities, as well as leisure facilities including a cinema complex and the area is well served by good local schools.



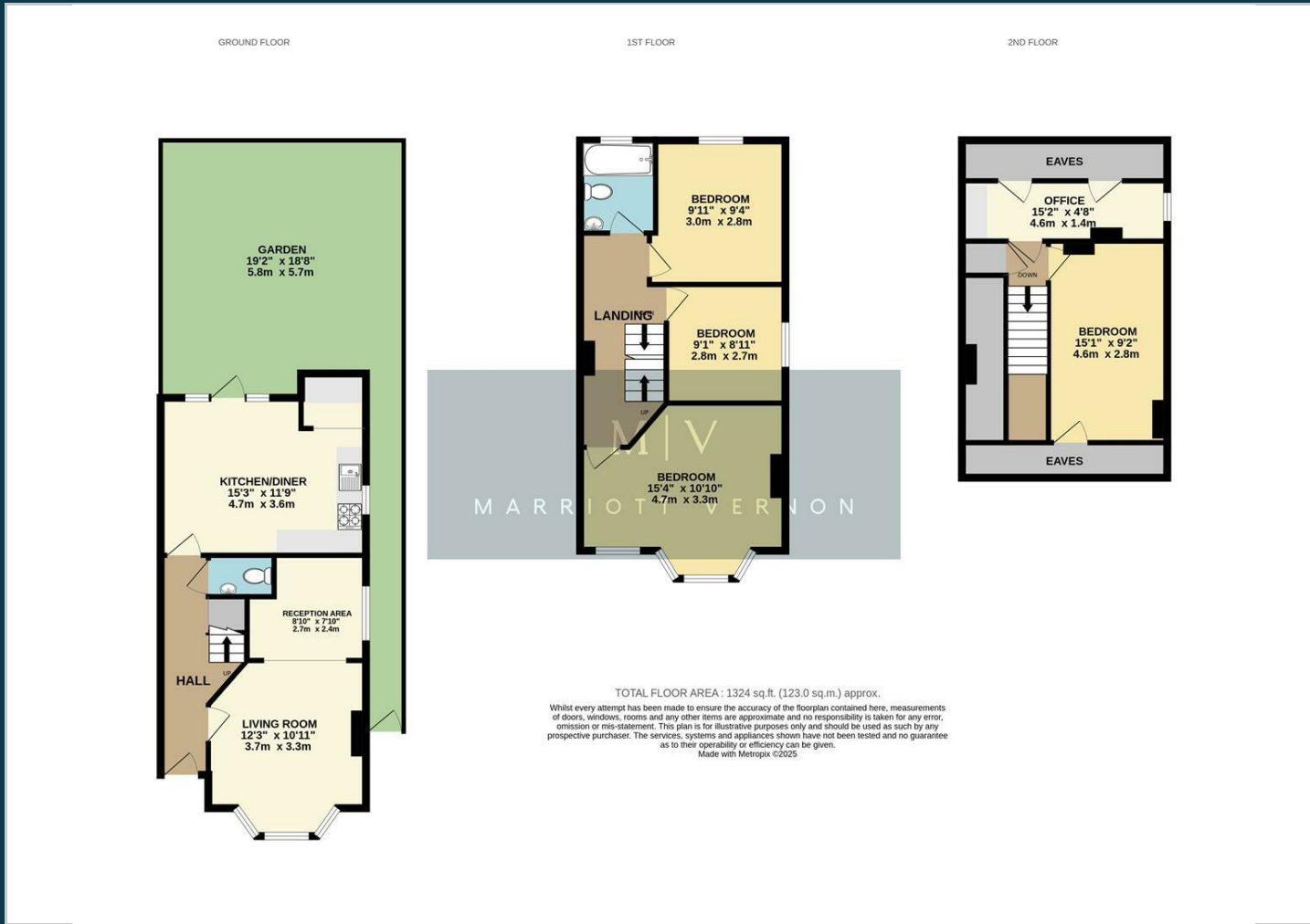




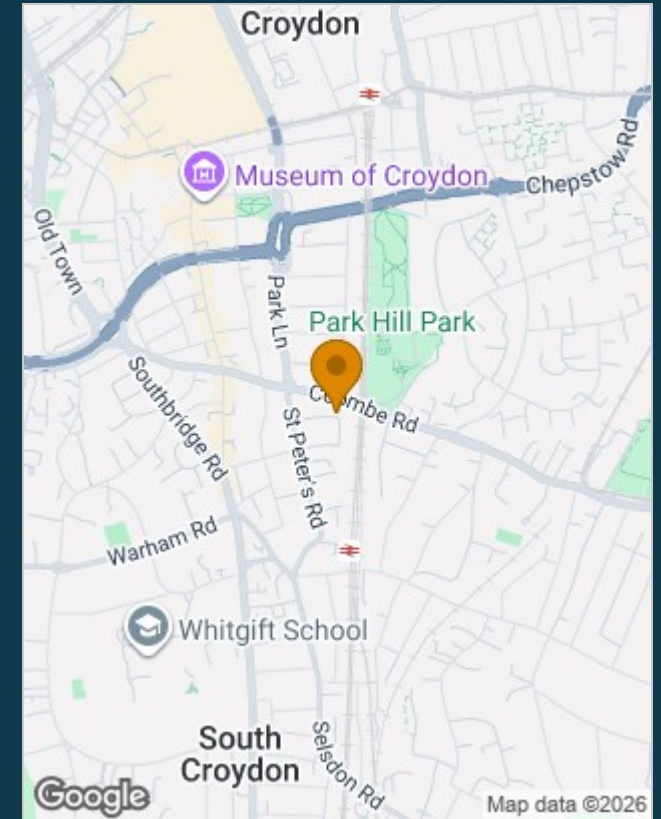
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Floor Plans



Location Map



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.