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MARRIOTT VERNON  
ESTATE AGENTS



4 Elm Close, South Croydon, CR2 7AH

Guide price £700,000-£725,000





# 4 Elm Close South Croydon, CR2 7AH

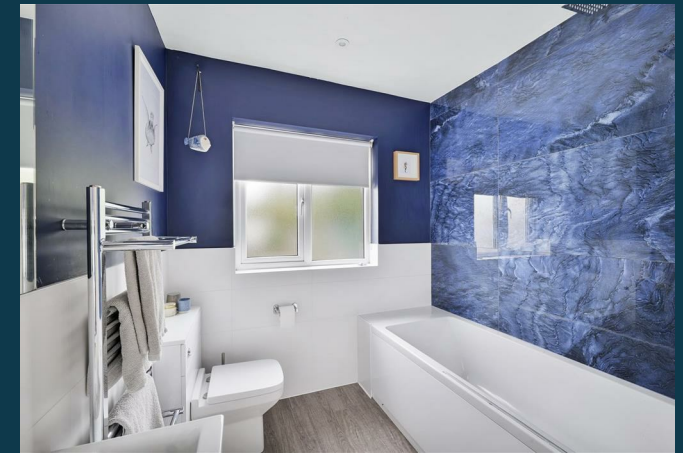
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Marriott Vernon present this stunning three bedroom family home with off street parking and garden, superbly situated in a sought after residential cul-de-sac location. The property has been significantly extended and superbly refurbished by the current owners, offering bright and spacious accommodation with elegant interiors and quality finish throughout. Ideal for modern family life, with three reception rooms plus an impressive kitchen/reception room opening onto the garden, this impressive home is not to be missed. Further features include a luxury first floor bathroom, WC, utility room, gas central heating, double glazing, quality floor coverings and ample inbuilt storage. The current side extension additionally has footings for a first floor addition, providing significant scope for further expansion as desired STPP (previously granted).

Accommodation comprises a spacious entrance hall with access to a useful home office/study and an inviting lounge with front aspect bay. To the rear of the property, the beautiful open plan reception/kitchen is flooded with natural light from overhead skylight windows and sliding doors spilling out onto the garden. The kitchen area comprises a quality range of 'Shaker' style wall and base units with work surfaces breakfast bar and separate bar area, incorporating inset sink unit and range of integrated appliances. A separate utility room offers additional work and appliance space. There is also a further versatile reception/playroom with rear aspect and guest WC. To the first floor are three well proportioned bedrooms – two doubles and a single - plus a family bathroom with modern bath suite.

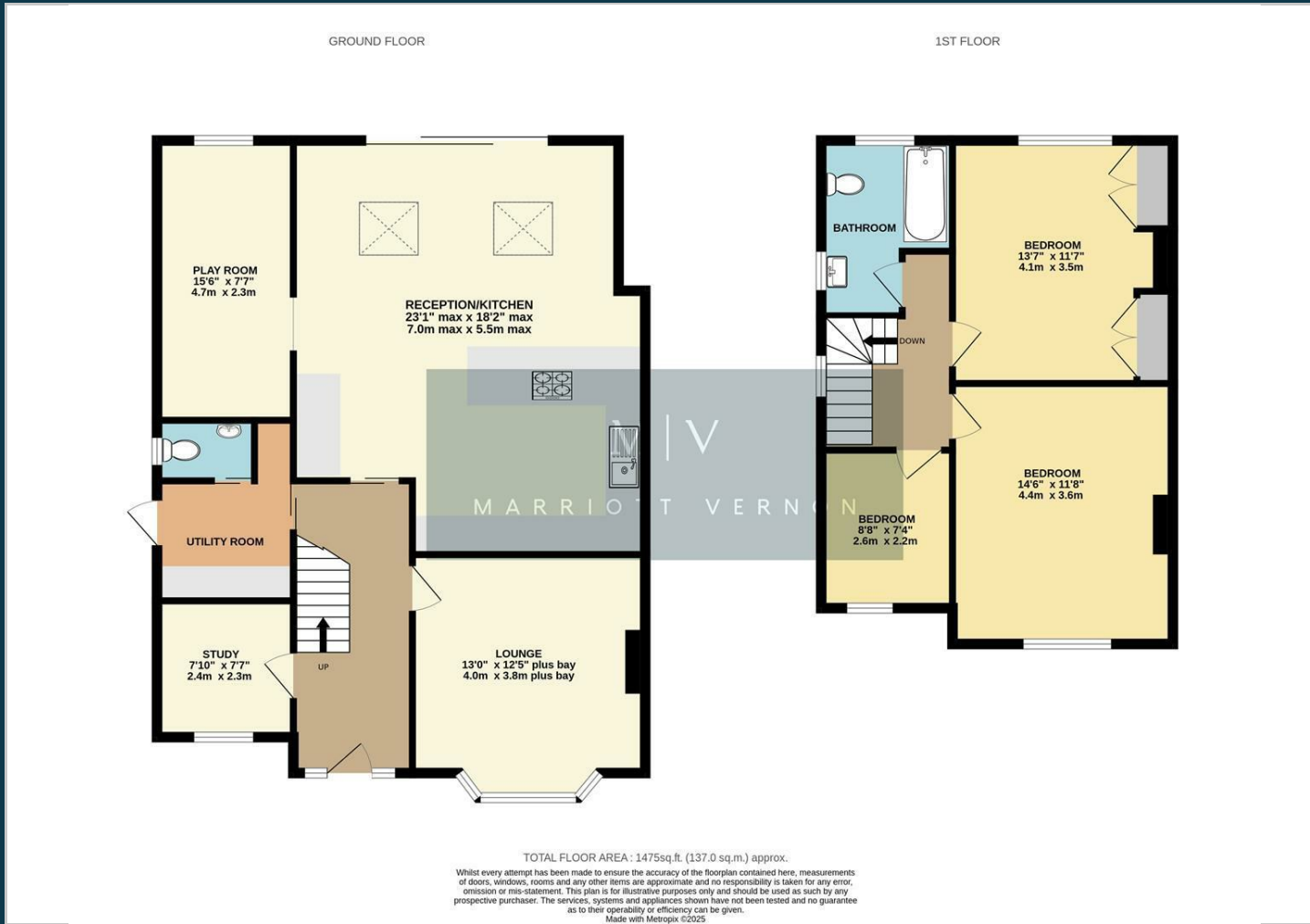
Located within easy access of South Croydon and Sanderstead stations, with regular connections into London. Local shops, the 'Restaurant Quarter' and Croydon town centre are easily reachable and the area provides good schools and lovely open spaces.



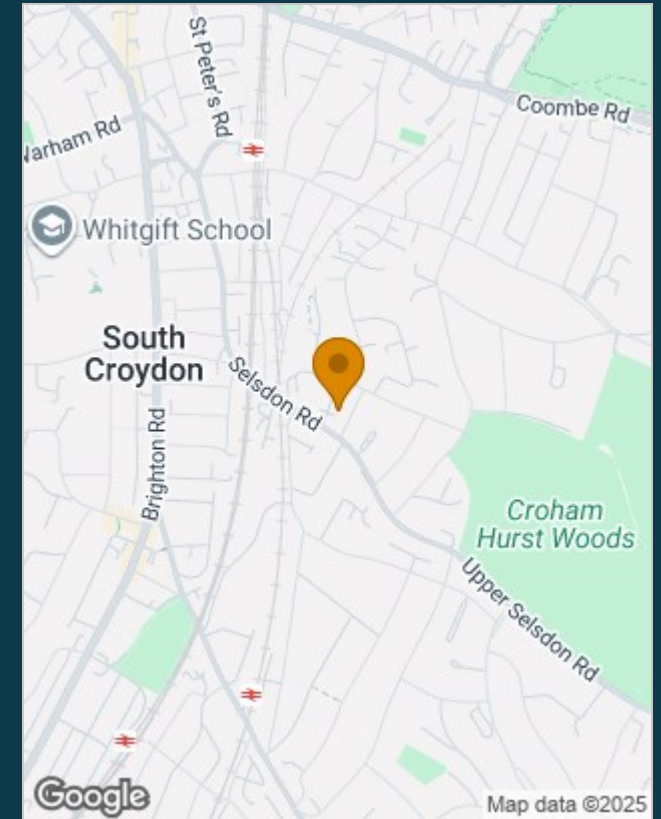




## Floor Plans



## 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) <b>A</b>		
(81-91) <b>B</b>		78
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.