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ESTATE AGENTS



14 Woodmere Close, Croydon, CR0 7PN

Guide price £675,000



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# 14 Woodmere Close

## Croydon, CR0 7PN

\*\*\*Guide Price £675,000-£700,000\*\*\*

Marriott Vernon present to the market this substantial four bedroom detached property boasting off street parking (with new driveway) and large private garden in excess of 100', superbly situated in an enviable cul-de-sac location in Shirley. The property offers versatile and spacious accommodation arranged over two floors with further opportunity to upgrade, modernise or re-configures as desired. With flowing accommodation including three reception rooms and a bonus conservatory to the rear, the property provides generous living space for modern family life. Features include a modern fitted kitchen, large hallway with space for free-standing furniture, two shower rooms plus en-suite dressing room, downstairs WC, gas central heating, double glazing, and useful inbuilt storage.

Accommodation comprises a large entrance hall with access to three interconnecting reception areas, plus a sunny conservatory with garden views. The separate kitchen comprises a range of matching white fronted wall and base units with work surfaces incorporating inset sink unit, electric glass ceramic hob, oven, integrated fridge freezer and dishwasher. Two ground floor bedrooms and a large shower room and adjacent guest WC complete the lower level accommodation. To the first floor, there are two large double bedrooms - with dressing room to the principal bedroom - plus a tiled shower room with walk-in shower suite.

The property is located close to local shops and amenities in Wickham Road, with a number of bus routes linking the centre of Croydon and East Croydon station. Nearby West Wickham provides a further variety of shops and restaurants as well as rail links. The area is also well served by excellent schools including Shirley High, Forest Academy, St John's Primary, Coloma and Trinity.

Viewngs are highly recommended.



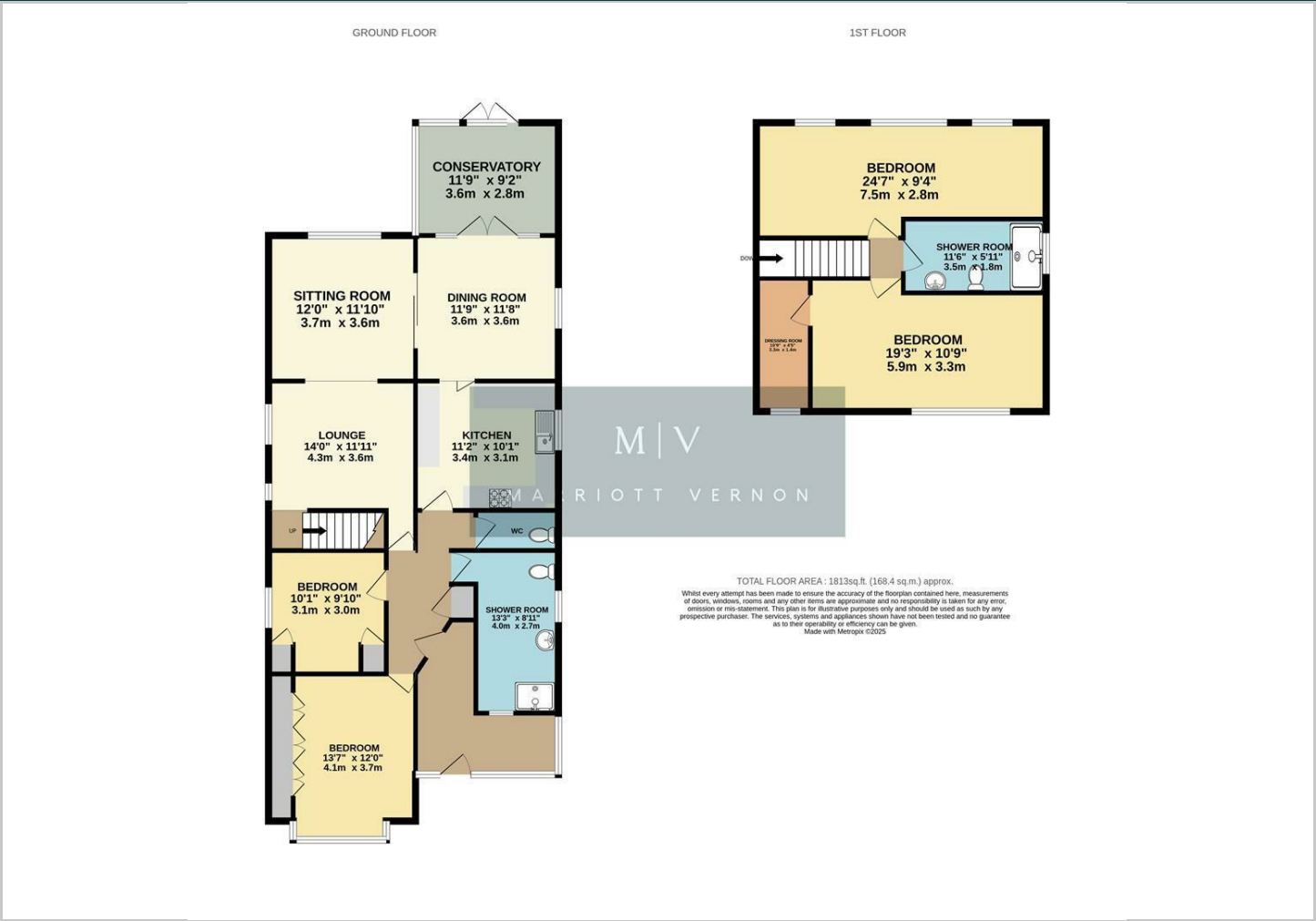




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Floor Plans



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		82
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(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.