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MARRIOTT VERNON  
ESTATE AGENTS



4 Byron Road, South Croydon, CR2 8DY

Asking price £700,000



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# 4 Byron Road

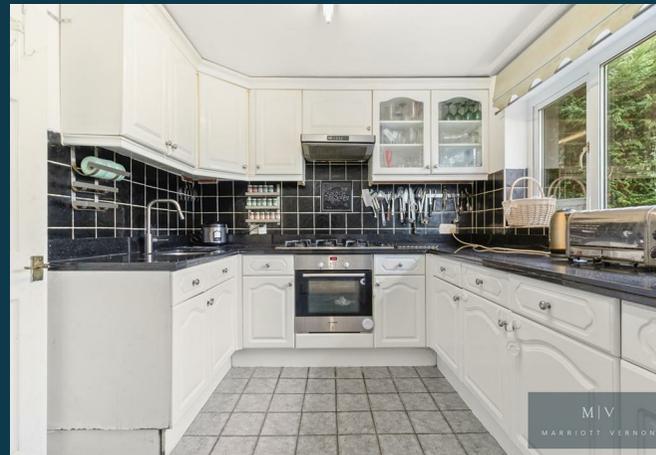
South Croydon, CR2 8DY

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Marriott Vernon present to the market this substantial five bedroom extended semi detached family home with delightful private garden, off street parking for several cars and no onward chain, ideally situated within a short walk of Selsdon High Street, excellent schools and local amenities. The property provides bright and spacious accommodation, extended to the side and rear, flowing living space creates the perfect layout for modern family life. Features include two generous reception rooms, bonus ground floor study, separate well equipped kitchen, utility room, two shower rooms, gas central heating, double glazing and no onward chain.

Accommodation comprises central entrance hall, leading into the front aspect reception room with feature front aspect bay. To the rear of the house, a further reception room with extending dining area enjoys ample space for relaxing, entertaining and dining, and direct access onto the garden. The separate kitchen comprises a modern range of matching wall and base units with work surfaces incorporating inset sink unit, gas hob with overhead extractor and oven below, and further space for appliances. An inner hall leads to a versatile study, separate utility, and ground floor shower room. To the first floor, there are five well proportioned bedrooms, plus a shower room.

The property is enviably located just a short walk from the centre of Selsdon, close to numerous local bus routes providing access into Croydon town centre, as well as South and East Croydon mainline stations with fast and frequent links into Central London. Selsdon itself offers a variety of shops, cafes, restaurants and local amenities including Aldi and Sainsbury's supermarkets and a library, and the area is well served by excellent local schools including Croydon High School for Girls and Selsdon Primary.

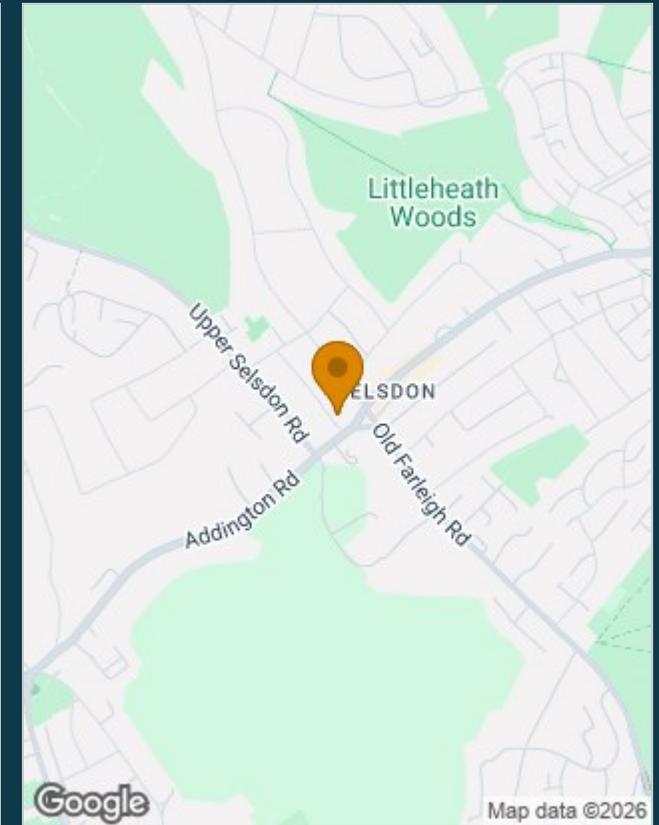
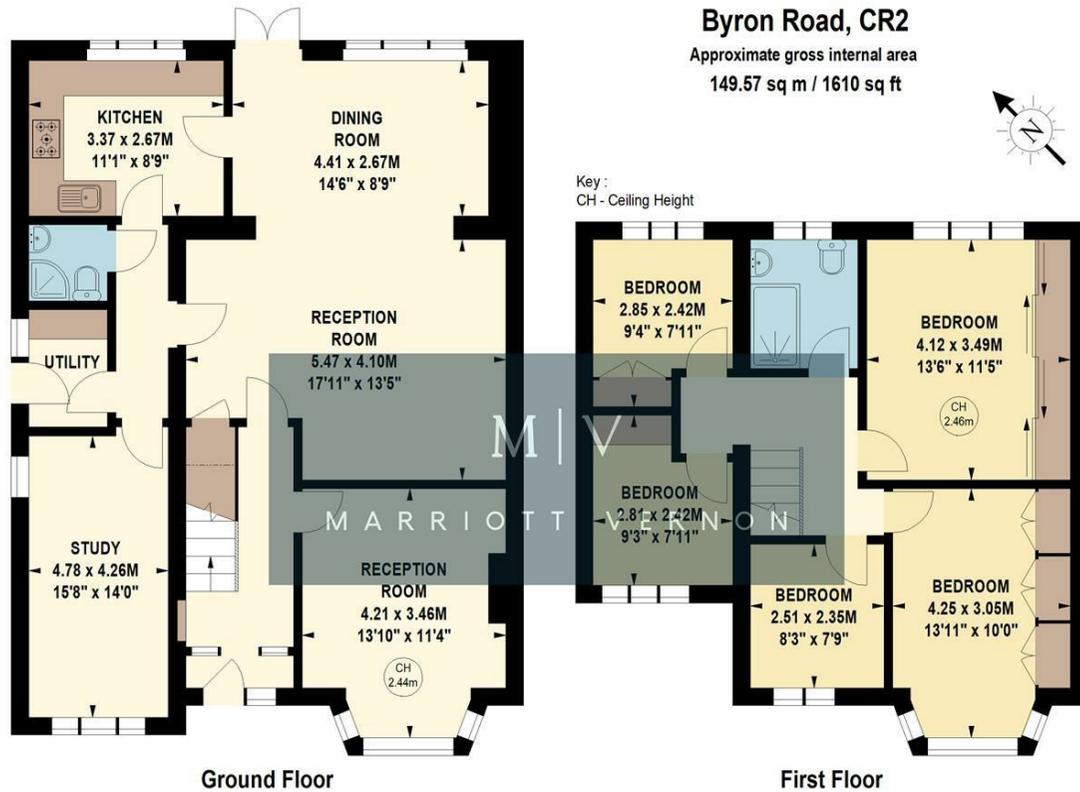






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The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property. Copyright of KTV Photography.

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>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(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.