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MARRIOTT VERNON  
ESTATE AGENTS

4 Hawthorn Crescent, South Croydon, CR2 8PD

Guide price £475,000



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# 4 Hawthorn Crescent

## South Croydon, CR2 8PD

\*\*\*Guide Price £475,000-£500,000\*\*\*

Marriott Vernon present to the market this well presented, chain free, three bedroom end of terrace house with double garage with power, and delightful private corner-plot garden, superbly situated on the edge of the stunning Selsdon Woods Nature Reserve. The property offers bright and spacious, well planned accommodation with modern interiors throughout - the perfect blend of comfort and convenience for modern family life, all just a short walk from beautiful open fields, hills and woodland. Features include a generous reception room, separate well equipped extended eat-in kitchen/diner, upstairs shower room, ground floor shower, gas central heating, double glazing and no onward chain.

Accommodation comprises entrance hall with stairs rising to the first floor, leading into the reception room with front aspect windows and ample space for relaxing and entertaining. The separate kitchen/diner comprises a modern range of matching wall and base units with work surfaces incorporating inset sink unit, gas hob with overhead extractor, electric oven, and further space for appliances. A useful WC completes the ground floor living space. To the first floor, there are three well proportioned bedrooms, plus a shower room with modern white three piece suite.

The property is enviably located in a highly sought after residential road within easy access of nearby Selsdon High Street, with an Aldi and Sainsbury's supermarket along with convenience stores, restaurants, coffee shops and a library. Additionally, there are a number of excellent schools in the area including Croydon High School for Girls and nearby Greenvale Primary. The area also boasts numerous recreational facilities including Farleigh Court and Selsdon Park Hotel Golf courses, with the nearby Bird Sanctuary offering wonderful open spaces and woodland walks. Croydon itself can be accessed via local buses and Tramlink providing excellent links to East Croydon station.

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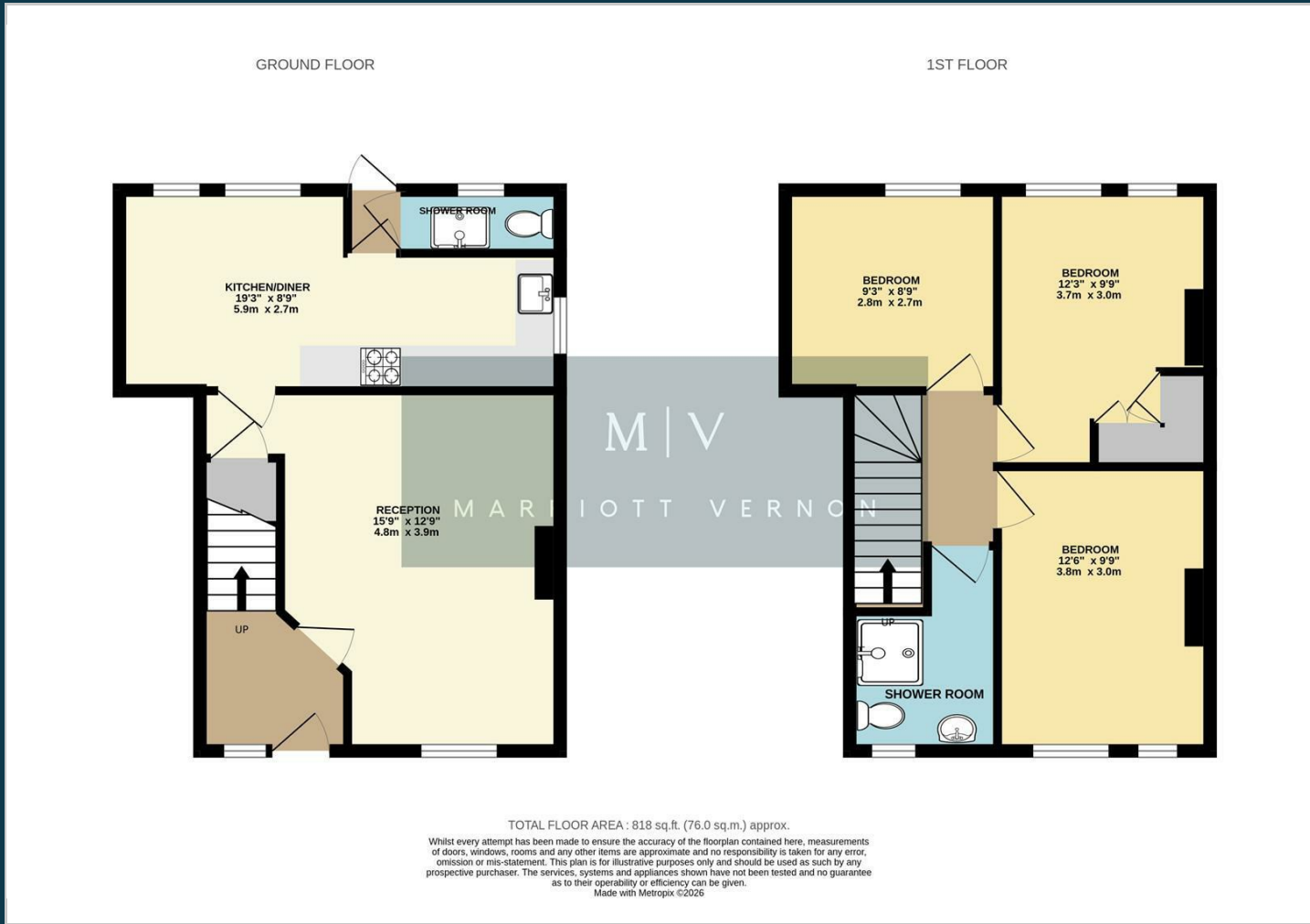




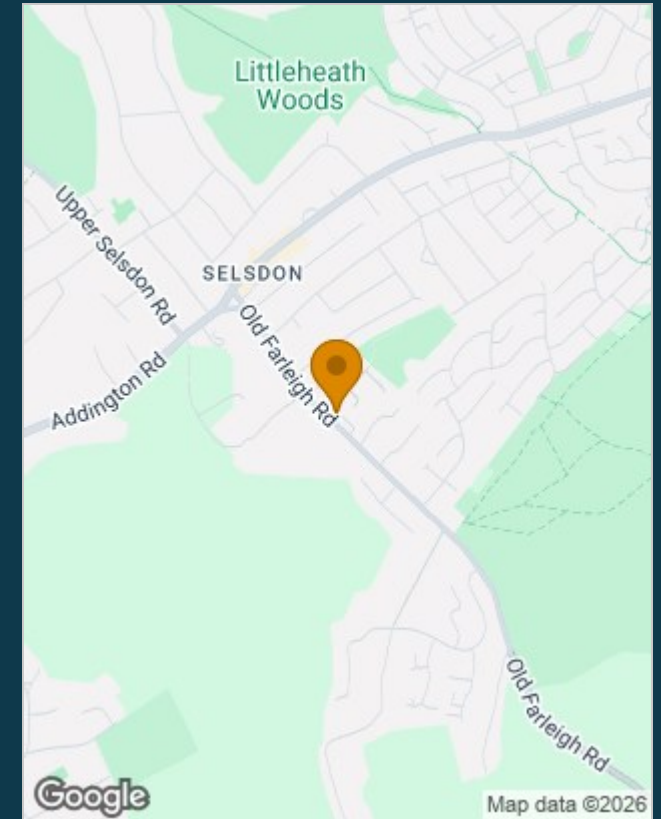
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## Floor Plans



## 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) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(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.