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MARRIOTT VERNON

ESTATE AGENTS

6 Crest Road, South Croydon, CR2 7JQ

Guide price £700,000



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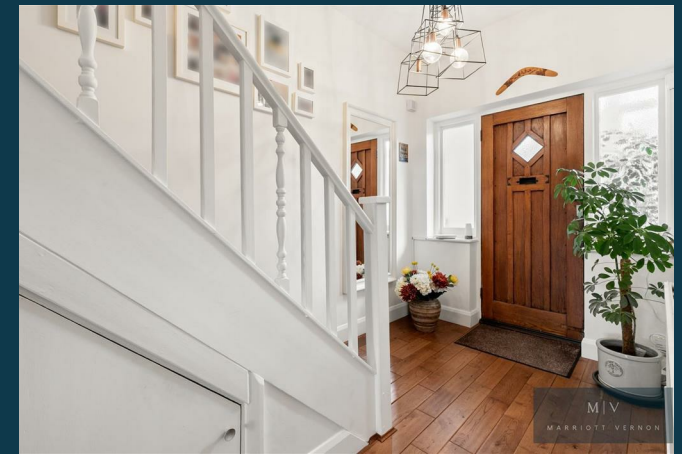
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Guide Price £700,000-£750,000

Marriott Vernon present to the market this stunning, chain free, four bedroom, two bathroom, semi detached property with delightful well stocked garden with raised terrace, garage and off street parking, conveniently situated close to transport links, schools and amenities. The property provides bright and spacious extended accommodation with stylish interiors and high quality finish throughout – the perfect base for a modern lifestyle in this sought after residential road. Features include an inviting reception room, full width well equipped kitchen/diner, two bath/shower rooms, downstairs WC, double glazing, gas central heating, inbuilt storage and quality floor coverings.

Accommodation comprises entrance hall with stairs rising to the first floor, WC, reception room with ample space for relaxing and entertaining. The separate kitchen/dining room with bi-folding doors spilling out onto the raised terrace and garden beyond, comprises a range of matching wall and base units with work surfaces and central island/breakfast bar, incorporating inset sink unit, gas hob with overhead extractor, wall mounted electric oven and further space for appliances. To the first floor, there are four well proportioned bedrooms, plus a family bathroom and separate shower room.

The property is superbly located within easy access of Tramlink from Coombe Lane, providing convenient links into East Croydon mainline station and linking the centres of Croydon, Beckenham and Wimbledon. South Croydon station is also within a short distance, with regular bus routes connecting Croydon town centre with its array of shops and amenities, as well as leisure facilities including a cinema complex. The area is also well served by excellent schools including Royal Russell, Whitgift and Coombe Wood School, as well as beautiful Croham Hurst Woods and Croham Hurst Golf Course.



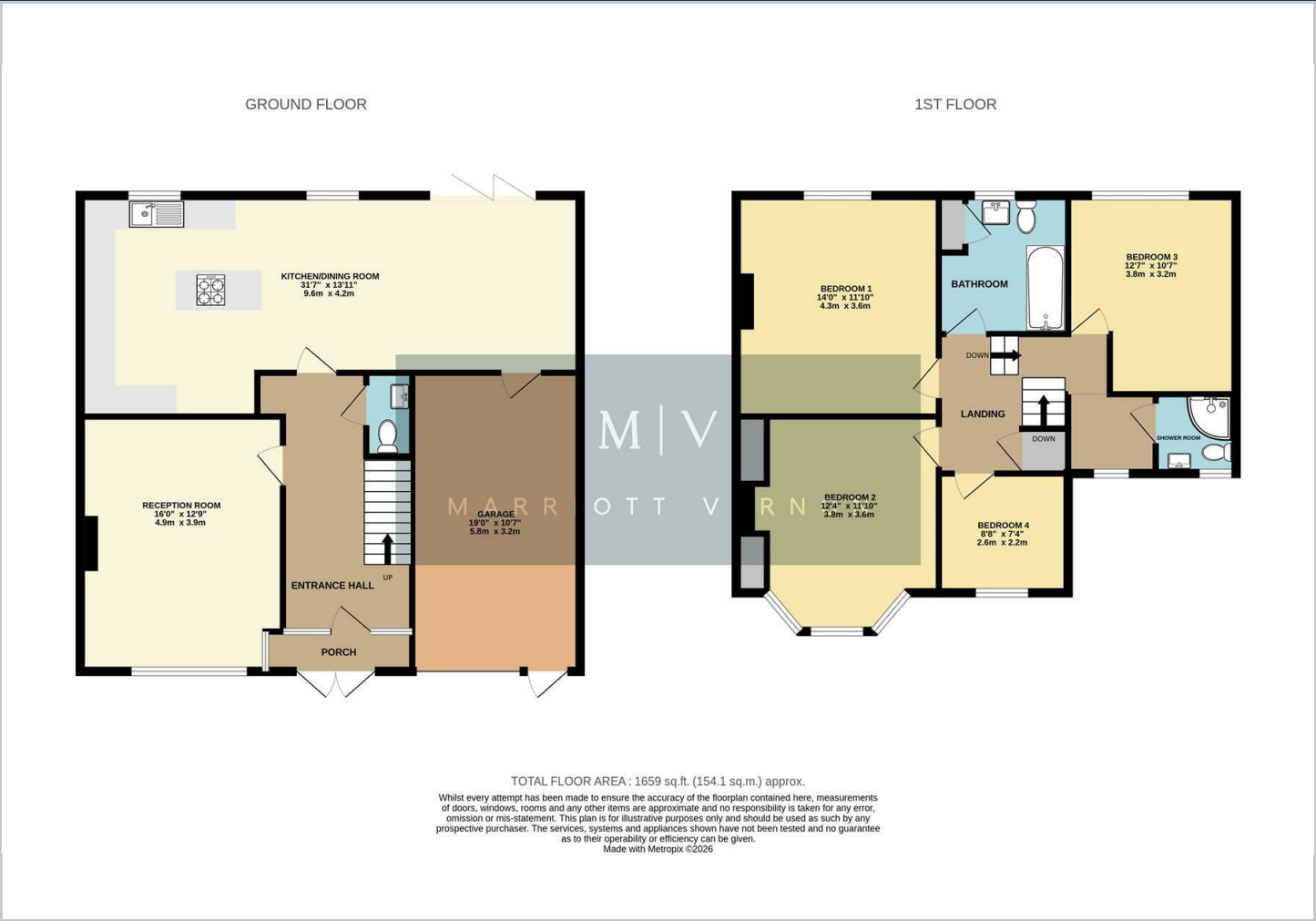




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Floor Plans



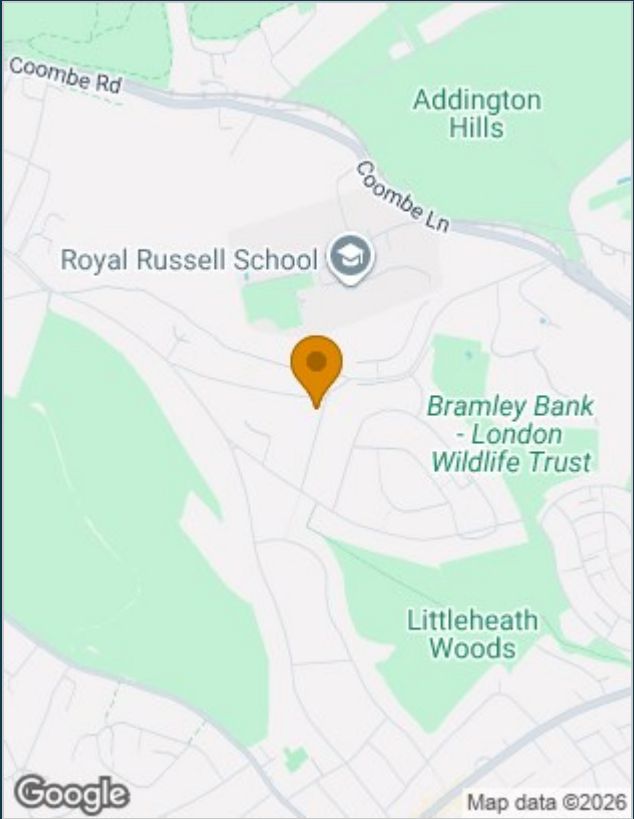
Viewing

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.

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.

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Tel: 0208 657 7778 Email: enquiries@marriottvernon.com www.marriottvernon.com

Location Map



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