

12 Whitgift Avenue, South Croydon, CR2 6AY

Guide price £750,000

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M|V
MARRIOTT VERNON

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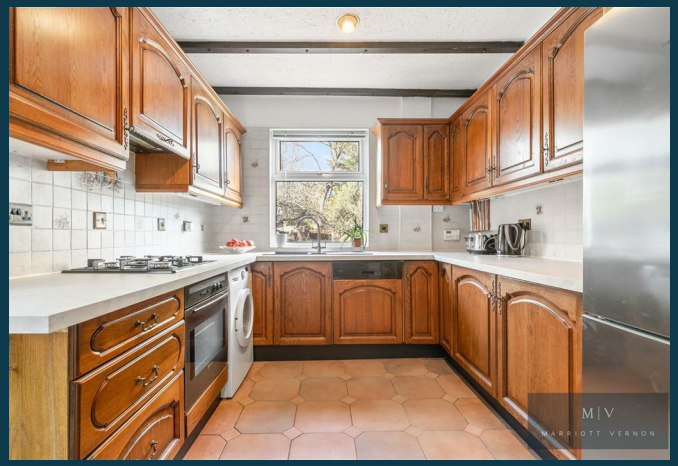
Guide Price £750,000-£800,000
Marriott Vernon present this well presented three bedroom detached family home with delightful mature private garden, generous off street parking and garage, enviably situated in a sought after tree-lined residential road within just a short walk of the renowned Whitgift School. Offered to the market with no onward chain, the property provides spacious accommodation with period appeal and elegant interiors, including two generous reception rooms, a well equipped kitchen, family bathroom and guest WC. Flowing living space creates the perfect blend of comfort and convenience, with excellent scope to further extend as desired, STPP. Further features include gas central heating (with new combi boiler and Hive controls), double glazing, and ample inbuilt storage.

Accommodation comprises entrance hall with access to guest WC, leading into the front aspect reception room with excellent space for dining and enterttaining. A further reception room to the rear enjoys direct access onto the garden. Also to the rear, the well equipped kitchen comprises a 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. To the first floor, there are three well proportioned bedrooms, plus a family bathroom with separate adjacent WC.

The property is located just a short walk from South Croydon station, with Croydon town centre also close-by with its array of shops and amenities. South Croydon's 'Restaurant Quarter' is within a short walk for a vibrant selection of restaurants and bars. The area is also well served by excellent schools, including nearby Whitgift School, as well as delightful open spaces.

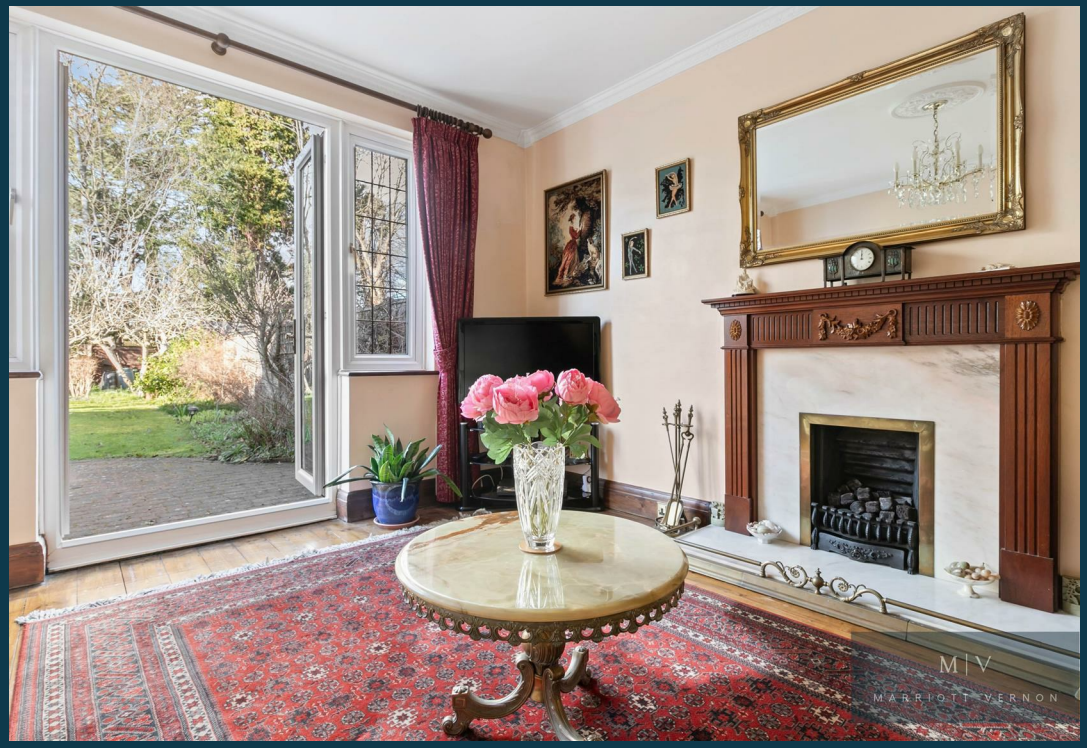
Viewings are highly recommended.










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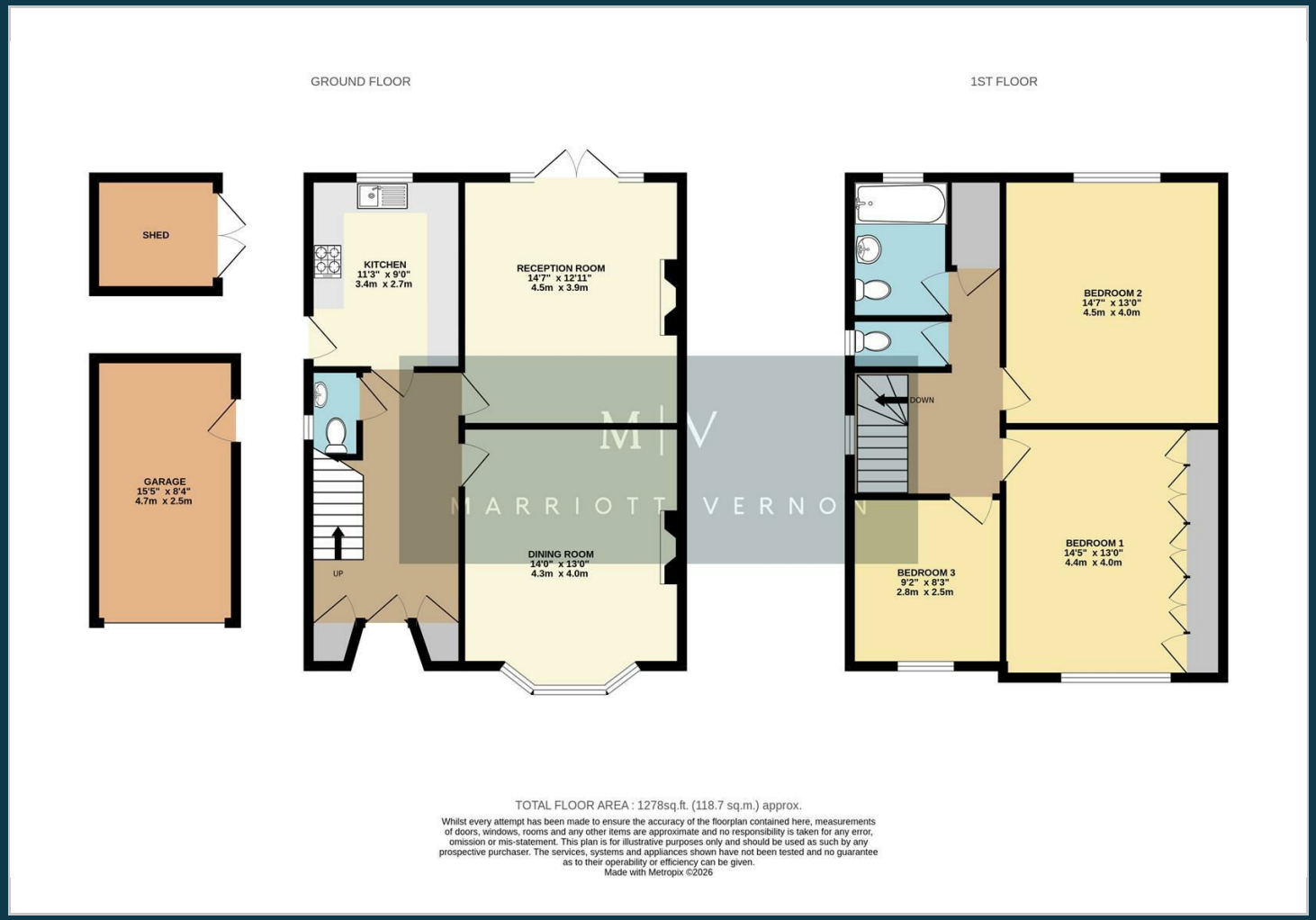

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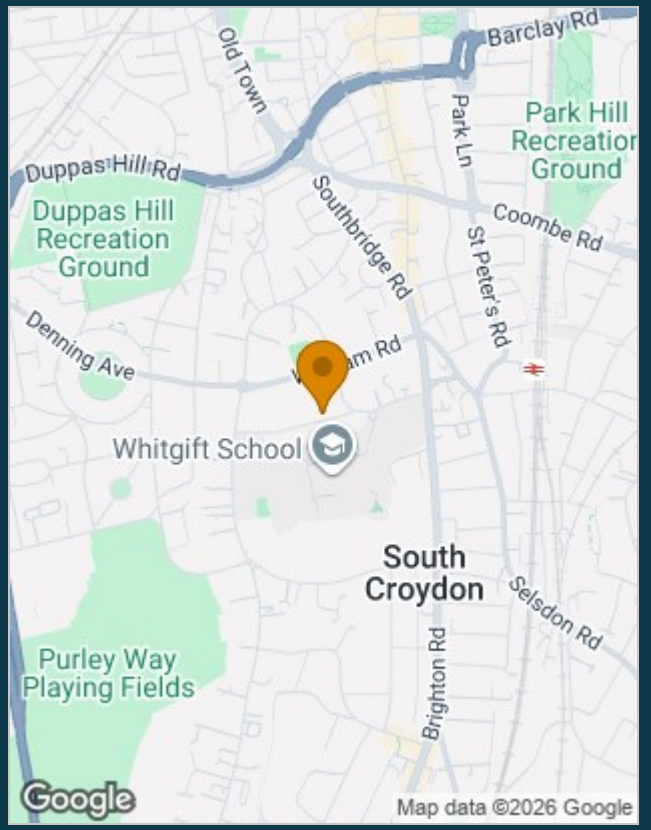
Floor Plans

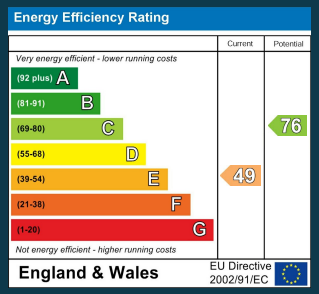


TOTAL FLOOR AREA : 1278sq.ft. (118.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

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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