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MARRIOTT VERNON  
ESTATE AGENTS



10, Ian Austin Mansions 11A Harewood Road, South Croydon, CR2 7AT

£850,000-£875,000



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# 10, Ian Austin Mansions 11A Harewood Road

South Croydon, CR2 7AT

£850,000-£875,000

\*\*\*Guide Price £850,000-£875,000\*\*\*

Marriott Vernon present to the market this stunning four bedroom detached family home with delightful private garden, integral garage and off street parking for two cars, ideally situated in a sought after gated development close to South Croydon station, schools and amenities. The property, offered to the market with no onward chain, provides bright and spacious accommodation, superbly finished with stylish interiors and modern design. Flowing living space, immaculately presented, creates the perfect blend of comfort and convenience for a modern lifestyle. Features include a beautiful triple aspect lounge/dining room, well equipped quality fitted kitchen, three bath/shower rooms (two en-suite), cloakroom, 3 inbuilt storage cupboards, alarm system, underfloor heating to the ground floor and solar panels.

Accommodation comprises entrance hall with access to guest WC, leading into the triple aspect reception room with bay window, ample space for relaxing, entertaining and dining, and doors spilling out onto the garden. The adjoining kitchen comprises a range of matching white fronted 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 four double bedrooms - two en-suite - plus an elegantly tiled family bathroom with modern three piece suite.

The property is superbly located within easy access of Tramlink from Lloyd Park, as well as South Croydon station, providing convenient links into East Croydon mainline station and the surrounding area. Regular bus routes also link nearby 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 Coombe Bank, Royal Russell, Whitgift and Croydon High, as well as Croham Hurst Woods and Croham Hurst Golf Course.

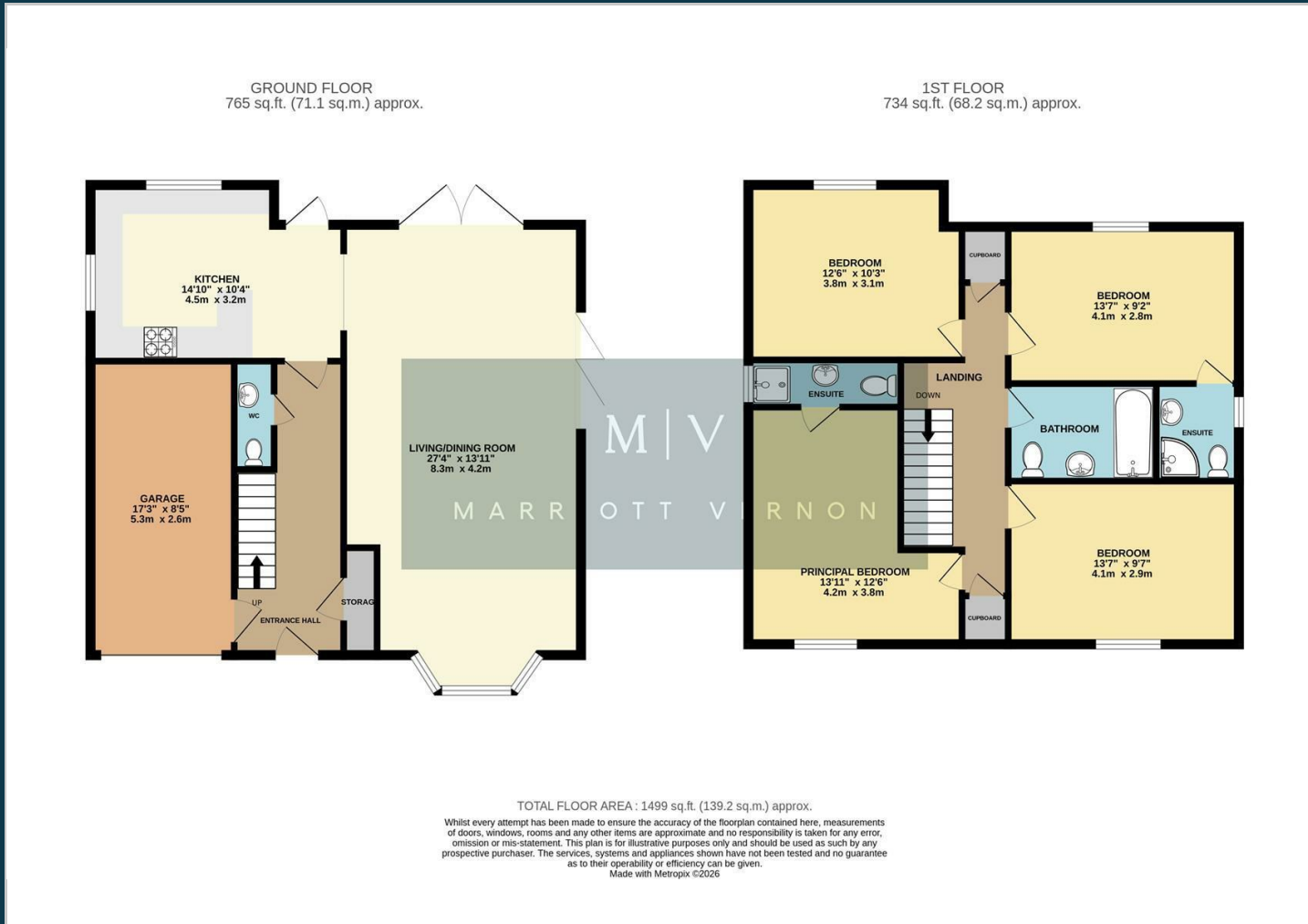
Viewings are highly recommended.



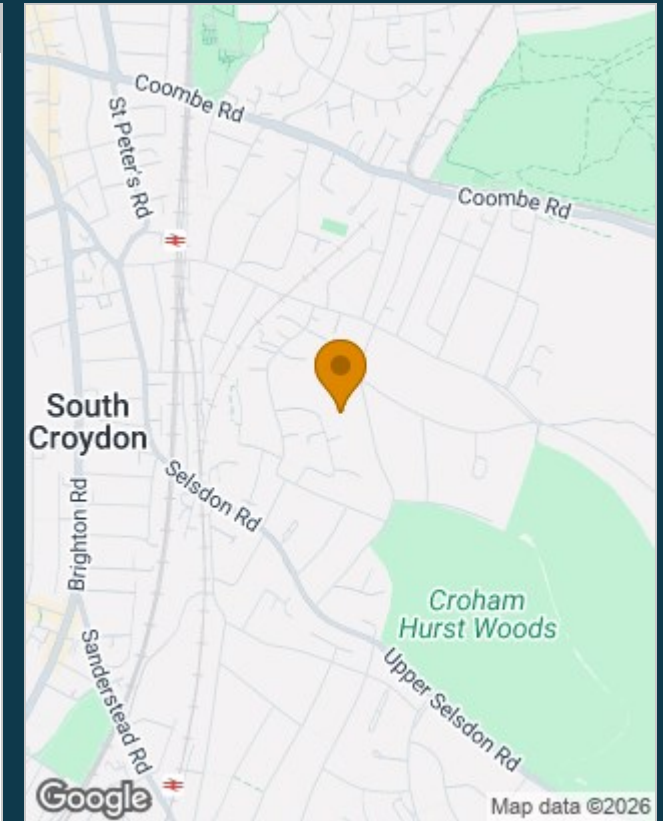




## Floor Plans



## 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	90	
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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.