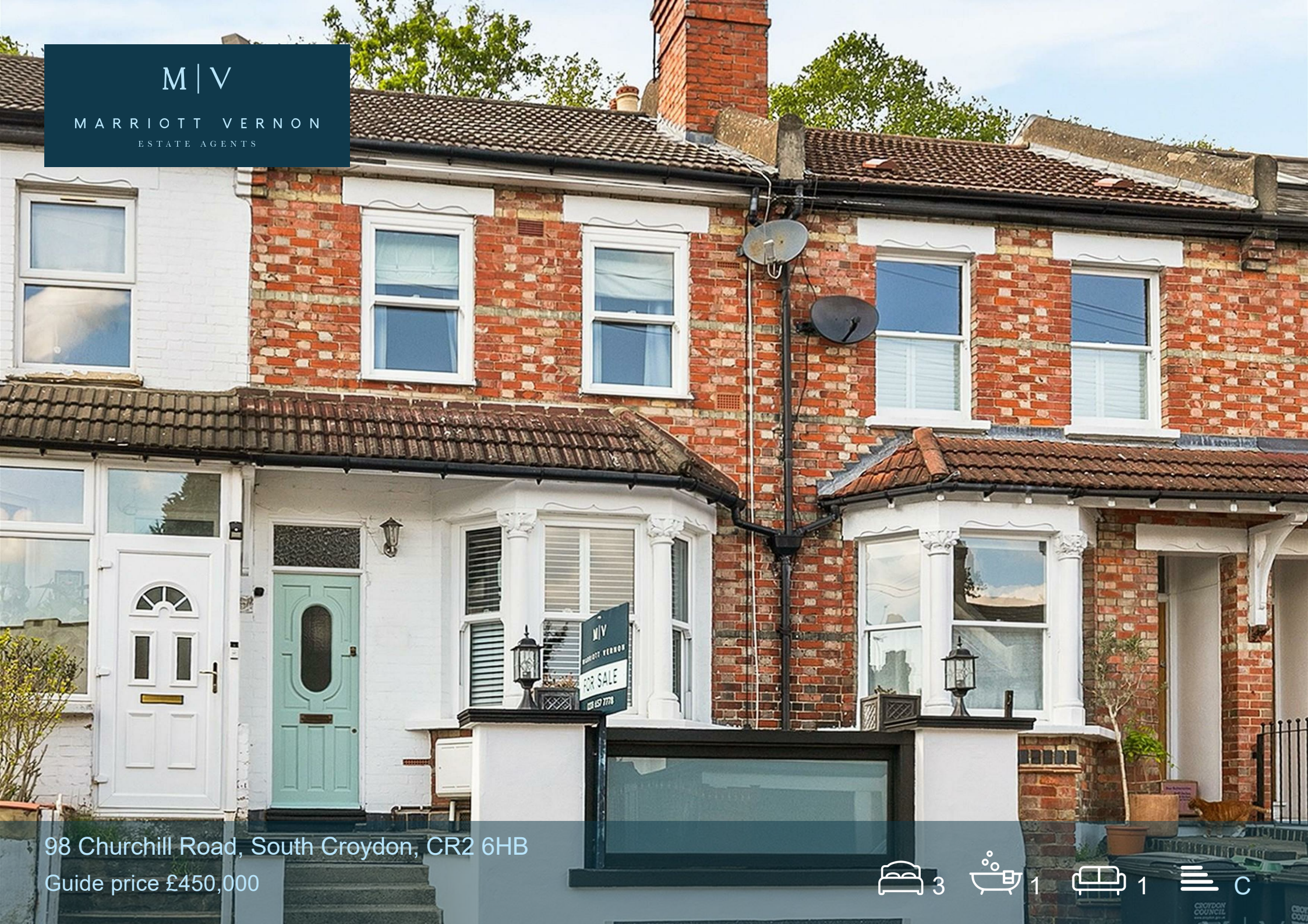


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MARRIOTT VERNON
ESTATE AGENTS

98 Churchill Road, South Croydon, CR2 6HB

Guide price £450,000





Guide price £450,000

98 Churchill Road

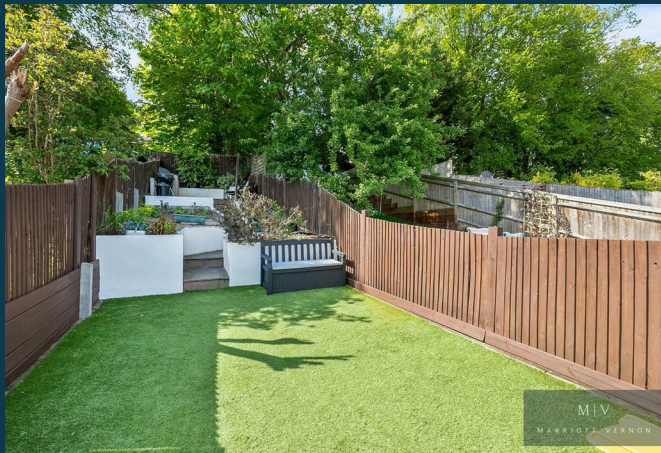
South Croydon, CR2 6HB

Guide Price £450,000-£460,000

Marriott Vernon present to the market this stunning three bedroom Victorian terraced house with delightful tiered landscaped private garden, ideally situated close to Purley Oaks and Sanderstead stations. The property has been superbly maintained and appointed, offering bright and spacious accommodation with character appeal and stylish interiors throughout – ideal for modern family life. Features include an inviting double length through reception, modern kitchen, family bathroom, gas central heating, double glazing, quality floor coverings and neutral décor.

Accommodation comprises entrance hall leading into the double length reception room with attractive bay window to front and ample space for relaxing, entertaining and dining. The separate kitchen, with door onto the garden, comprises a modern range of matching wall and base units with work surfaces incorporating inset sink unit, gas hob with overhead extractor, wall mounted electric oven, and further space for appliances. A modern bathroom completes the ground floor living space. To the first floor, there are three well proportioned bedrooms.

The property is superbly located within easy access of Purley Oaks and Sanderstead stations, providing convenient links into East Croydon mainline station, Central London and the surrounding area. Regular bus routes provide connections into nearby Croydon town centre with its array of shops and amenities, as well as leisure facilities including a cinema complex. South Croydon's 'Restaurant Quarter' is also within easy reach for a diverse selection of bars and restaurants, and Purley town centre just a short distance away for a further variety of supermarkets, shops and eateries. The area is also well served by excellent local schools.



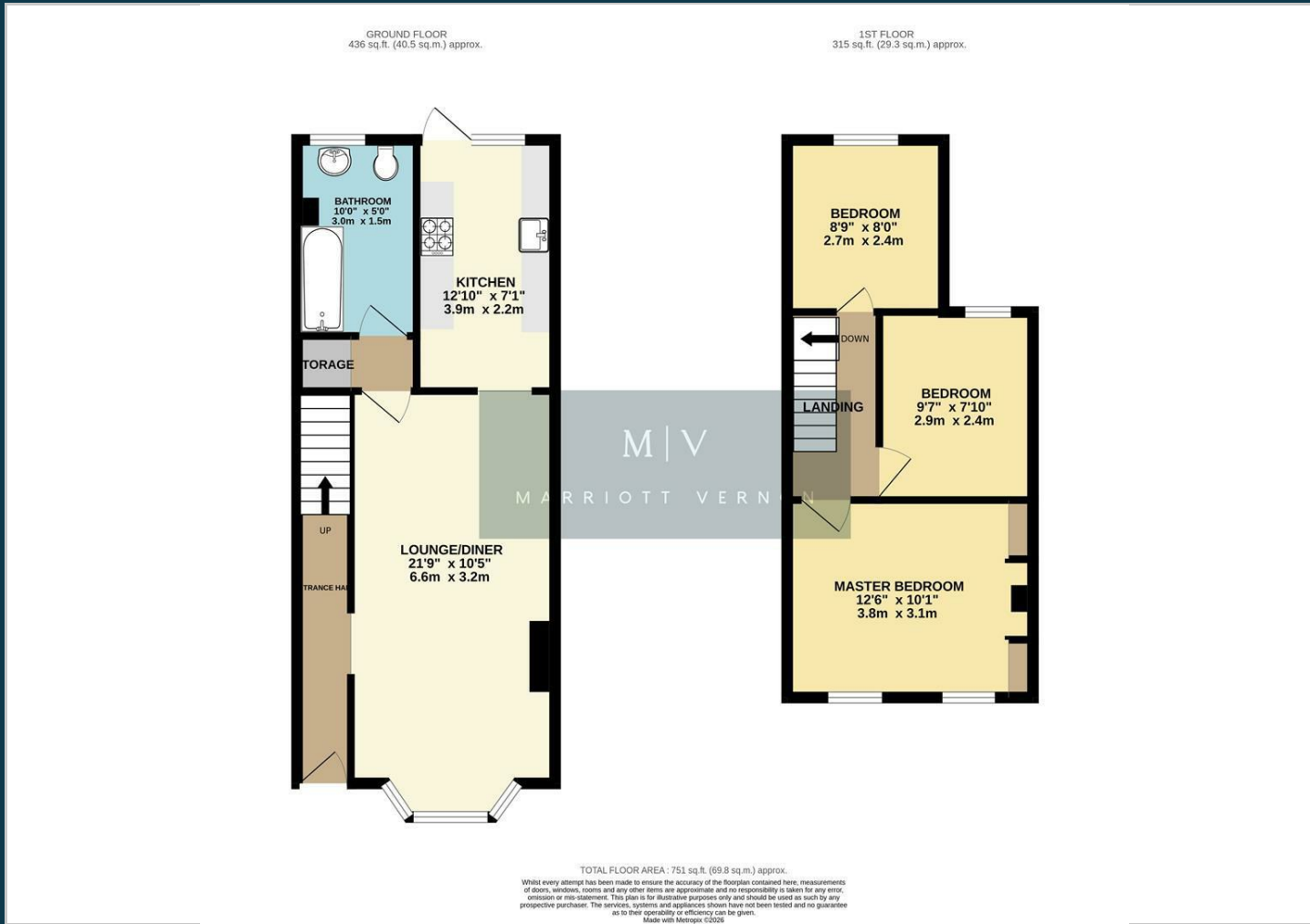




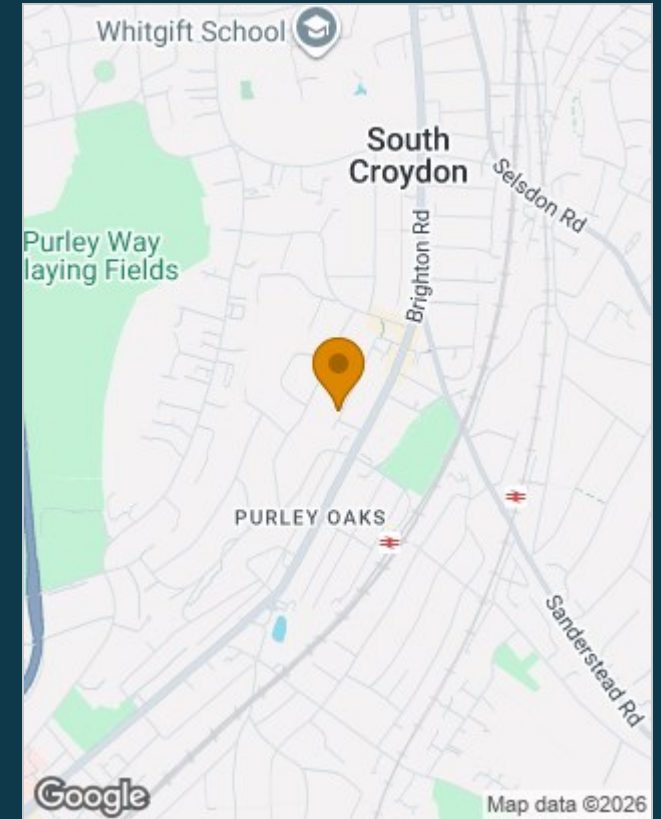
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MARRIOTT VERNON

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		
(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	

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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.