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MARRIOTT VERNON
ESTATE AGENTS



7 Harding Close, Croydon, CR0 5QZ

Guide price £1,000,000

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7 Harding Close

Croydon, CR0 5QZ

Stunning Five Bedroom Detached Family Home

Stylish Interiors and High Quality Finish

Quality Fitted Kitchen/Diner and Separate Utility

Off Street Parking and Double Garage with EV Charger

Close to Sandilands Tram, Bus Routes & easy Access East Croydon Station, Schools and Amenities

Private Road Bordering Whitgift Foundation

Two Beautiful Reception Rooms

Three Luxury Bath/Shower Rooms (Two En-Suite) Plus WC

Delightful Garden with Lighting and Power

No Onward Chain

Guide Price £1,000,000-£1,100,000

Stunning five bedroom detached family home, set on a desirable private road on the edge of the Whitgift Foundation, boasting driveway parking with EV charger, double garage and private garden with power and inset lighting. The property has been superbly appointed offering bright and spacious accommodation with elegant interiors and high quality finish throughout.

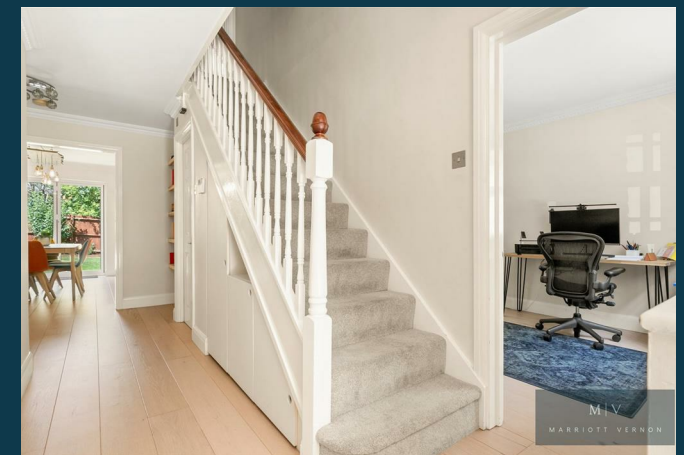
Features include a dual aspect reception room, impressive kitchen/diner and separate utility, ground floor study, three bath/shower rooms (including two recently updated en-suites), downstairs WC, gas central heating, double glazing, quality floor coverings and ample inbuilt storage.

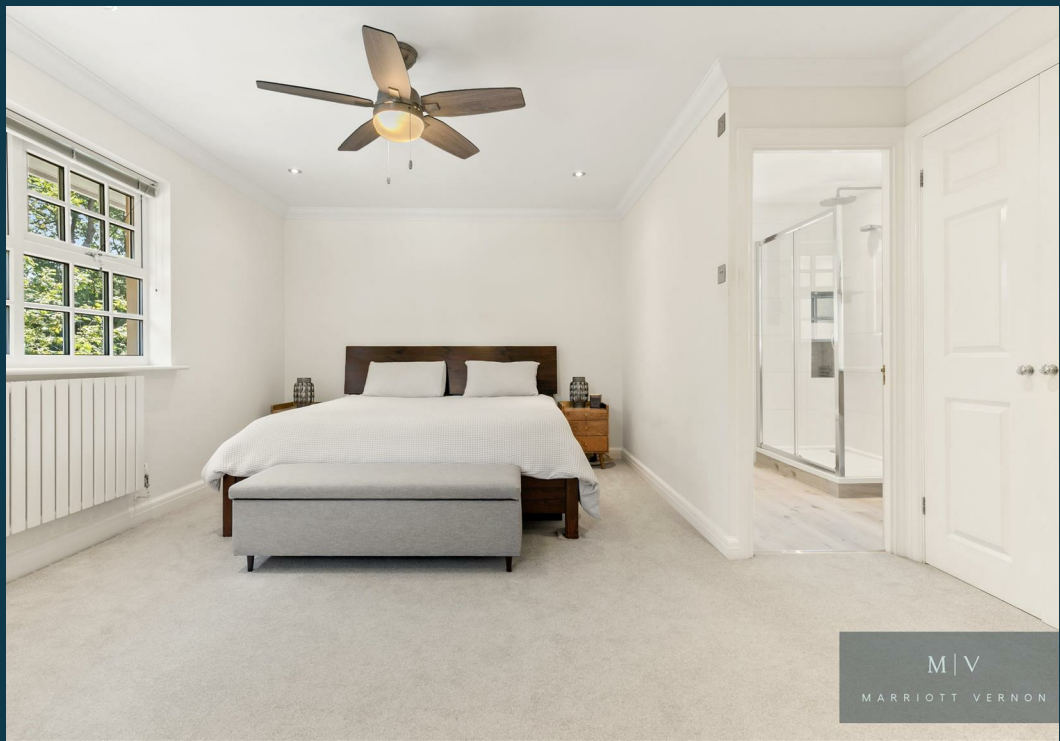
Accommodation comprises central entrance hall, cloakroom, leading into the reception room with bi-folding doors onto the garden. Also to the rear of the property, the beautiful open plan kitchen/diner is flooded with natural light with bi-folding doors spilling out onto the external patio area and garden beyond. The kitchen area comprises a range of bespoke fitted units with work surfaces and breakfast bar area, incorporating inset sink unit with German appliance water softener, gas hob with extractor, wall mounted oven, and further integrated appliances. A separate utility room offers additional work and appliance space.

The garage is also accessible via the hallway, and is fitted with electric doors, full height fitted storage cupboards and well thought out storage including workbench. To the first floor, there are five well proportioned bedrooms (two en-suite) plus a modern family bathroom.

The property is located just a mile from East Croydon Station and close to Tramlink at Sandilands, Croydon town centre is also in easy reach. The area is well served by excellent schools, including Trinity, Coloma, Whitgift and Royal Russell. Lloyd Park is also close-by.

To note, the owner is responsible for a third share of upkeep of the private road. No Onward Chain

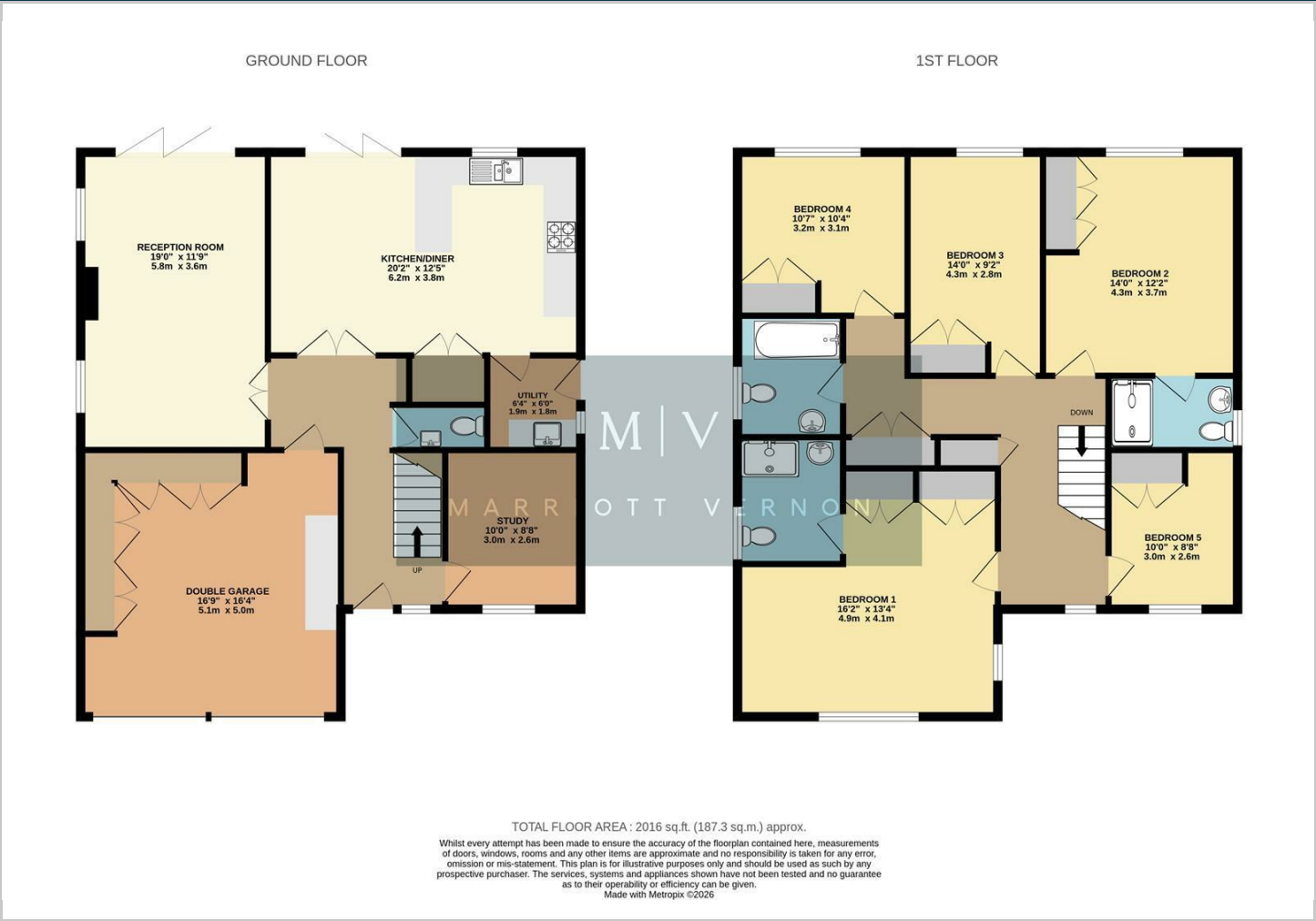




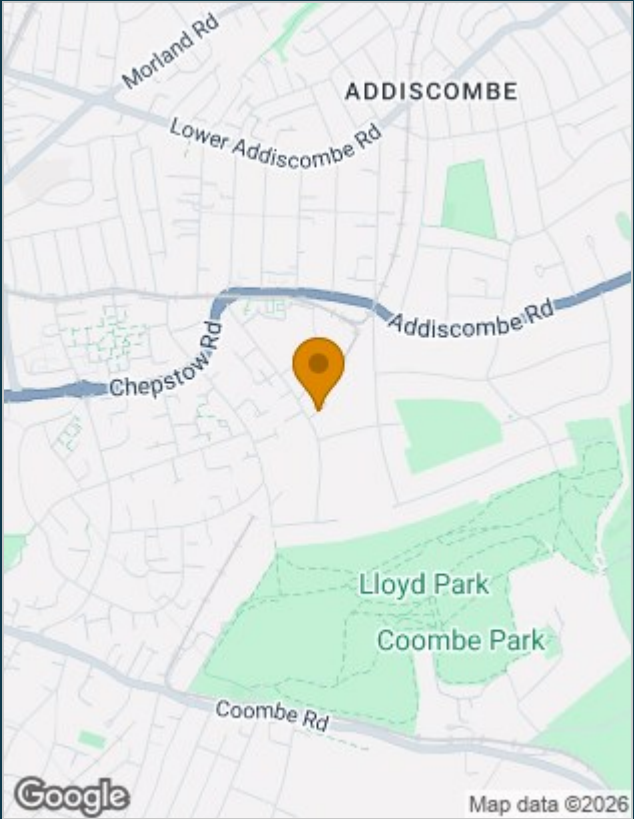


MARRIOTT VERNON

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	

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.