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MARRIOTT VERNON
ESTATE AGENTS



22 Selsdon Avenue, South Croydon, CR2 6PP

Guide price £500,000-£550,000



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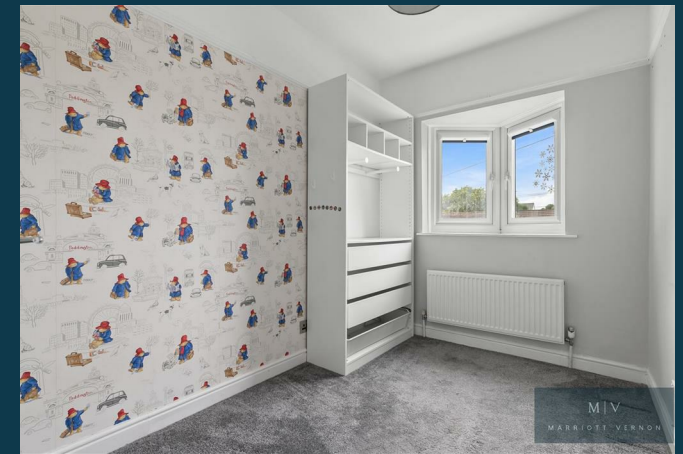
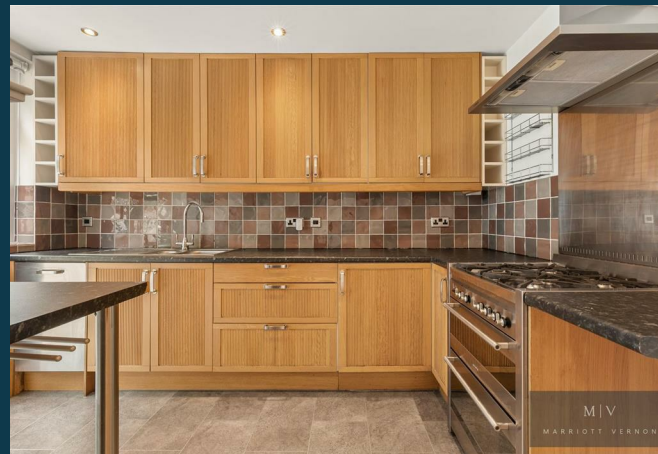
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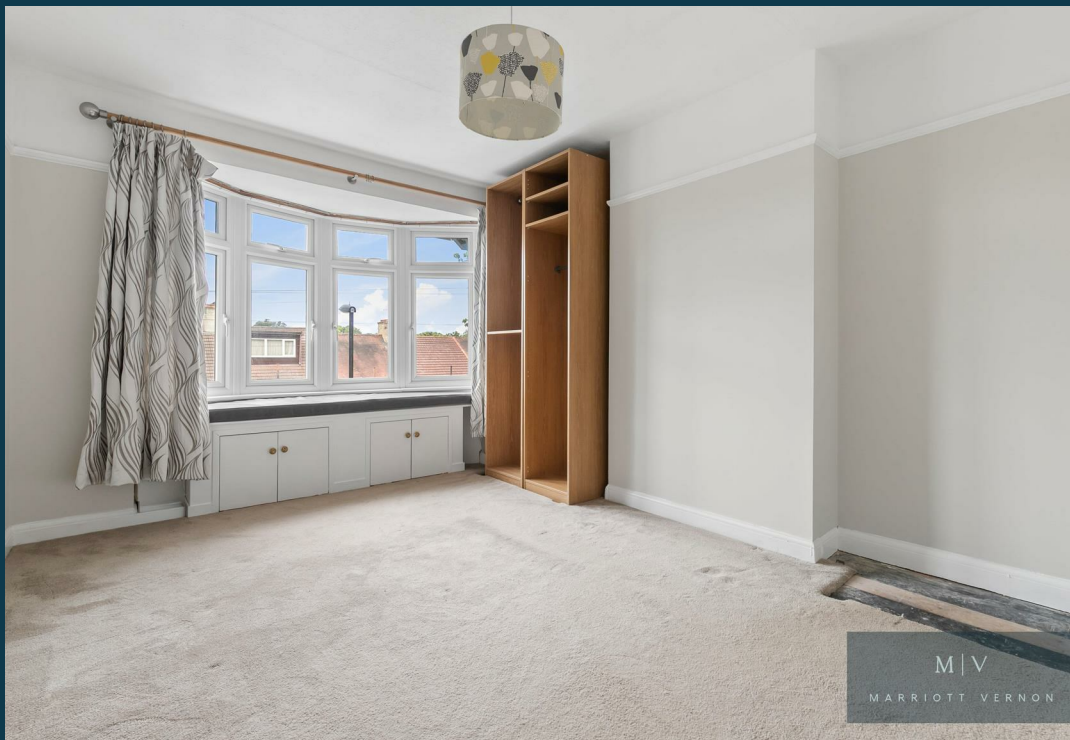
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Marriott Vernon present this well presented four bedroom terraced family home with attractive private garden and no onward chain, conveniently situated close to excellent transport links, schools and amenities. The property has been updated and extended by the current owners, offering spacious accommodation arranged over three floors, with modern interiors throughout - ideal for modern family life, with flowing living space creating the perfect blend of comfort and convenience. Features include two reception rooms, well equipped kitchen, two bath/shower rooms plus WC, gas central heating and double glazing.

Accommodation comprises entrance hall with access to WC, leading into the front aspect reception room with feature bay and ample space for relaxing and entertaining. A further reception room, with door onto the garden, opens through to the well equipped kitchen. The kitchen area also with door to the garden, comprises a quality range of wall and base units with work surfaces incorporating inset sink unit, gas hob with inbuilt extractor, electric oven, and further space for appliances. To the first floor, there are three well proportioned bedrooms – two doubles and a single with oriel bay - plus family bathroom. To the second floor, there is an impressive principal bedroom with skylight windows, and adjacent modern shower room.

The property is superbly located within easy access of both South Croydon and Sanderstead stations, each offering superb connections into East Croydon mainline station, Central London and the surrounding area. Croydon town centre is close-by providing an array of shops and amenities, as well as leisure facilities including a cinema complex. The 'Restaurant Quarter' is also just a stroll away for a diverse selection of bars and restaurants. The area is also well served by good schools and open spaces.







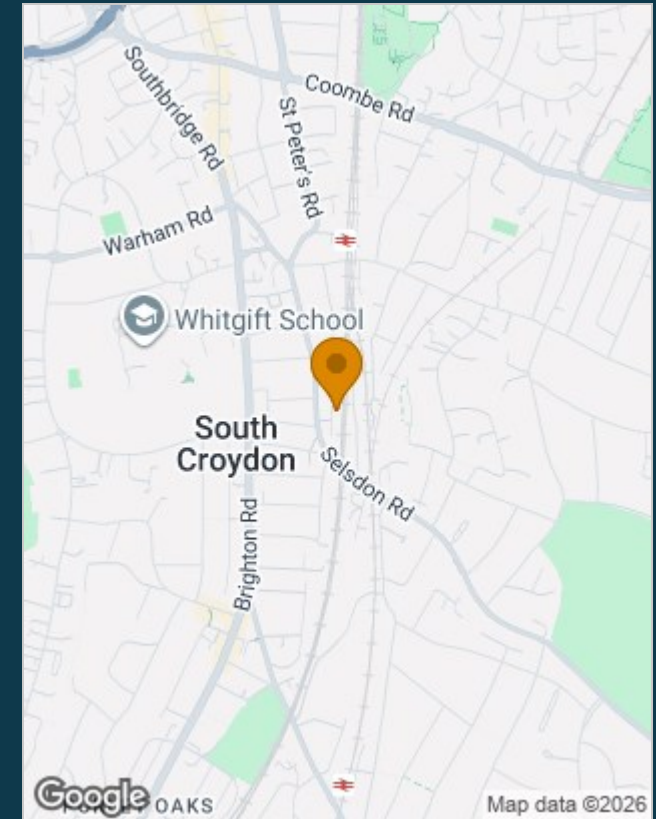
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Floor Plans



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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.