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MARRIOTT VERNON

ESTATE AGENTS

Lyndhurst Close, Croydon, CR0 5LU

Guide price £775,000



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Guide Price £775,000-£800,000

Marriott Vernon present to the market this beautifully presented four/five bedroom family home occupying one of the largest plots in this quiet Park Hill cul-de-sac, with stunning open plan kitchen, generous south-west facing garden with East Croydon station less than a mile away.

Benefitting from driveway, tandem garage and no onward chain, additional features include an impressive open plan kitchen/dining room with underfloor heating, study/fifth bedroom, three bath/shower rooms, gas central heating with Vaillant boiler, double glazing and ample inbuilt storage including access to loft space.

Comprising entrance hall with WC, leading into the open plan kitchen/dining room with triple aspect windows and direct access onto the garden. This fantastic room is truly the heart of the house, with space for all the family. The kitchen area comprises a quality range of matching wall and base units with work surfaces and central island with 'waterfall Quartz worktop'. A ground floor study provides versatile additional space, whilst the garage doubles as an additional utility/store area. To the first floor, there are four well proportioned bedrooms - three doubles (one en-suite with his and hers sinks) and a further single - plus a family bathroom with bath suite and separate shower.

The property is superbly located within just a short walk of East Croydon station with superb connections into Central London as well as to Gatwick and the South Coast. The Tramlink service also offers excellent links to Wimbledon and Beckenham. Croydon town centre is just a short distance away offering a huge selection of branded shopping, bars, restaurants and leisure facilities, and the area is well served by excellent schools including Park Hill Juniors/infants, Coombe Wood, Whitgift, Coloma, Trinity, and Royal Russell.



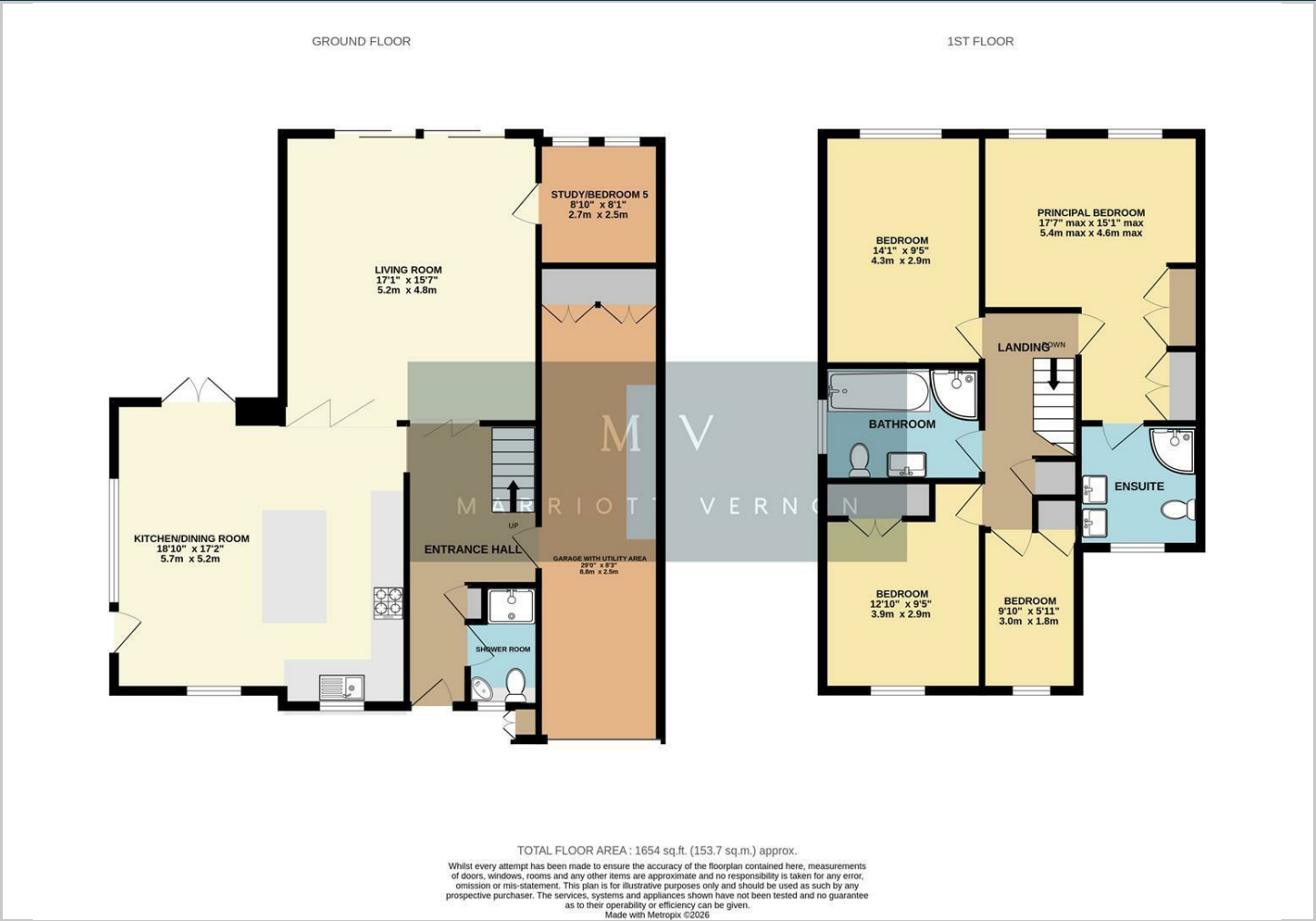




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Floor Plans



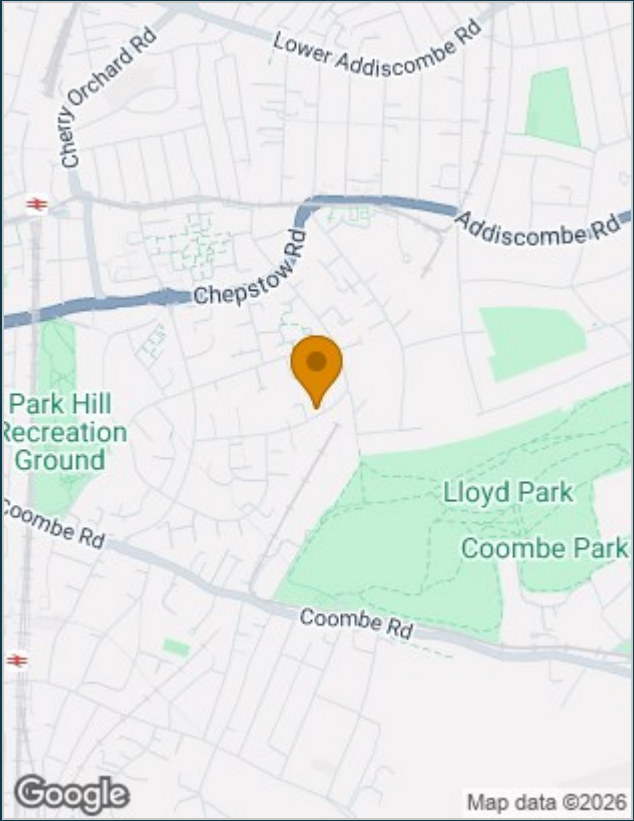
Viewing

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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Location Map



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