

6, Ranmore Avenue, Whitgift, Croydon, CR0 5QA

Asking price £1,250,000

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MARRIOTT VERNON

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Marriott Vernon are delighted to present this substantial four bedroom, two bathroom, detached family home enviably situated in a prime location on the prestigious Whitgift Foundation Estate.
Offered to the market with no onward chain, and featuring a double garage and 120ft south facing mature garden, backing onto Lloyd Park, which reflects the owners lifelong interest in plants with seasonal displays of Wisteria, Peonies, Roses and Lavender. Sitting on a 0.25 acre plot, the property provides a rare combination of privacy, space and location.

The property offers bright and spacious accommodation with versatile flowing living space creating the perfect base for modern family life. Features include a 28ft double aspect reception room, further dining room, 24ft kitchen/breakfast room with separate utility, study, three bath/shower rooms, driveway providing off street parking, gas central heating, and double glazing.

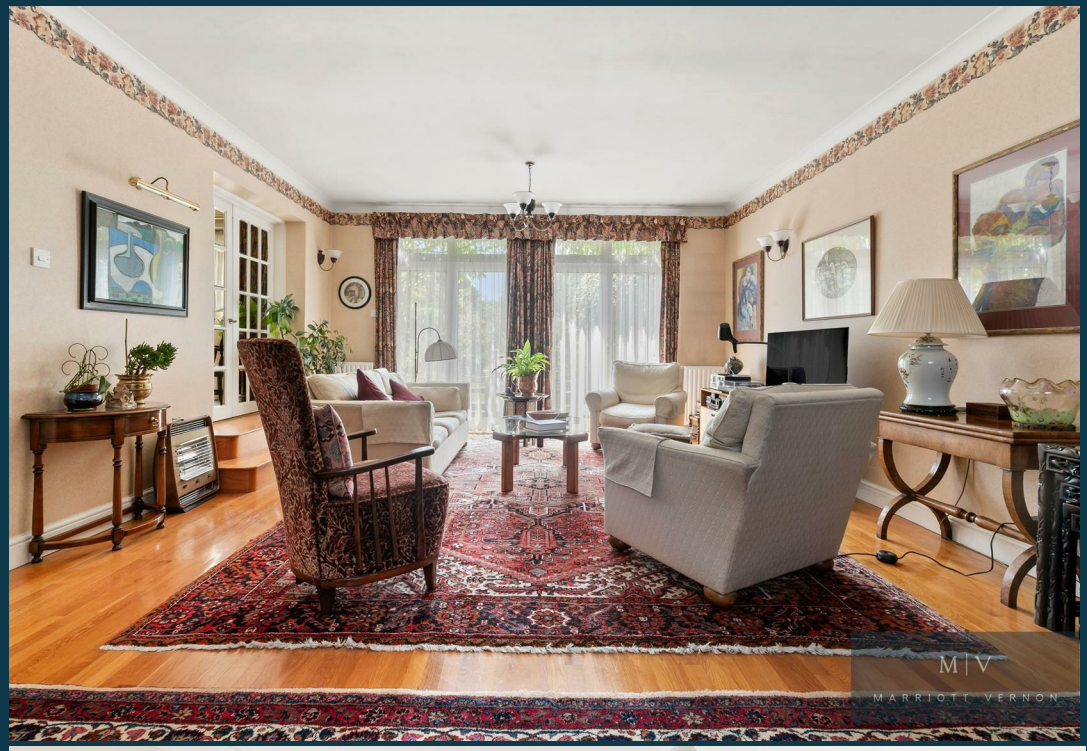
Accommodation comprises a spacious entrance hall with turning staircase rising to the first floor and access to ground floor shower room, leading into the dual aspect reception room with dual sets of double doors opening onto the garden, and ample space for relaxing and entertaining. A further dining room also enjoys direct access onto the garden and a study overlooks the front garden. The kitchen/breakfast room, provides a range of wall and base units with work surfaces, incorporating inset sink unit and further space for appliances with separate utility room. The first floor comprises four well proportioned double bedrooms (one en-suite) and family bathroom with corner bath.

The property is located close to Tramlink at Lebanon Road, Lloyd Park and Sandilands providing links into nearby East Croydon station with connections into Central London and Gatwick. Croydon town centre is just a short distance away and the area is well served by excellent schools, including Trinity, Royal Russell, Coloma, Whitgift, Park Hill and Archbishop Tennyson.
















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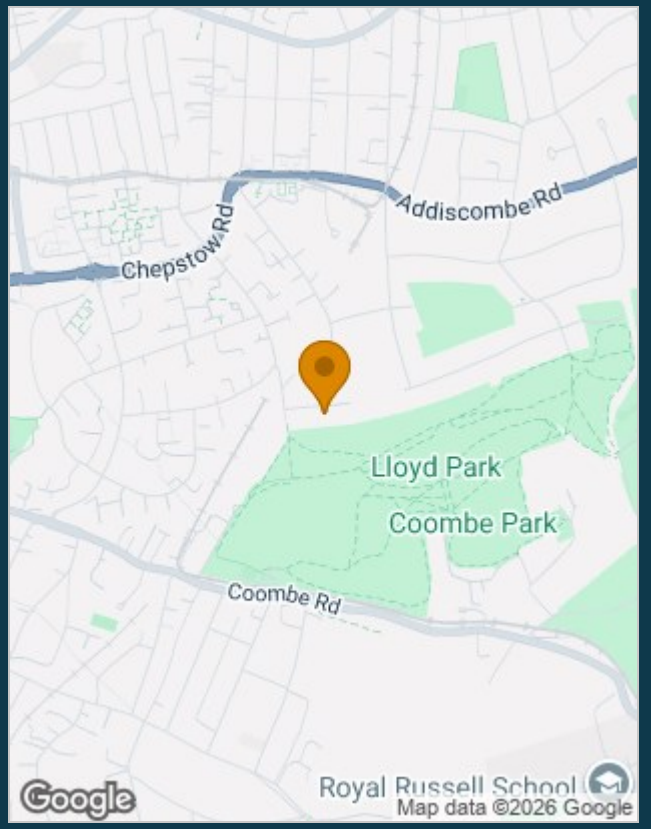
Floor Plans

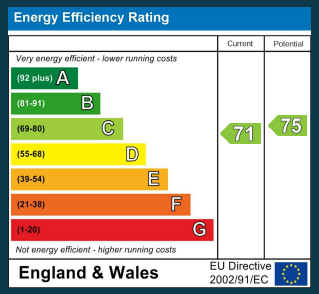


TOTAL FLOOR AREA : 2419 sq.ft. (224.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

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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