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MARRIOTT VERNON
ESTATE AGENTS



Bridle Ways Haling Grove, South Croydon, CR2 6DQ

Guide price £800,000-£850,000



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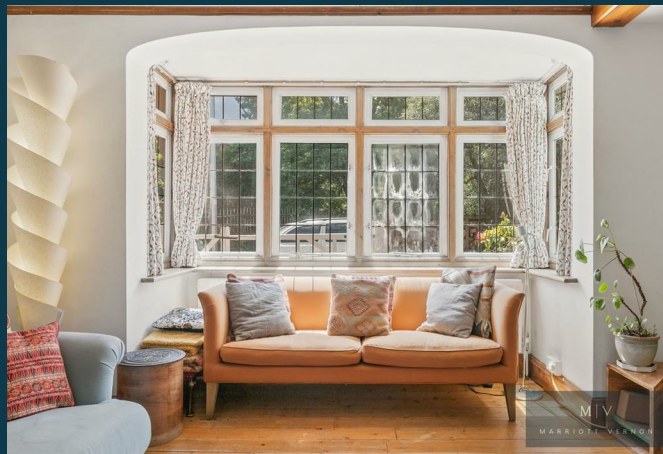
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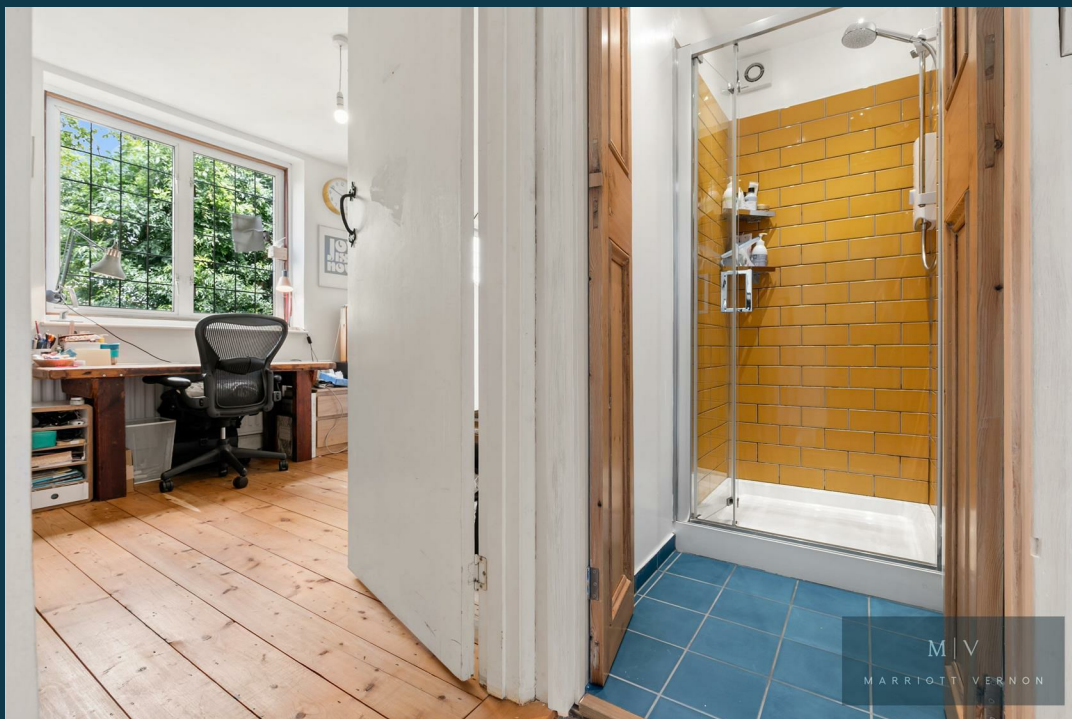
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Marriott Vernon present this substantial five bedroom detached family home with driveway parking, garage and a delightful garden, superbly situated in a sought after and quiet residential location overlooking Haling Grove Park. The property provides bright and spacious accommodation, well maintained throughout, with the perfect blend of character appeal and modern interiors, ideal for family life. Flowing accommodation, includes a beautiful dual aspect lounge, further dining room, well equipped kitchen/breakfast room, family bathroom, separate shower room and ground floor WC, gas central heating, double glazing, quality floor coverings and inbuilt storage.

Accommodation comprises central entrance hall with stairs rising to the first floor, leading into the double length reception room with dual aspect windows and feature fireplace. Double doors open through to the dining room with direct access onto the garden. The separate kitchen/breakfast room comprises a 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 separate utility room provides additional work and appliance space, and a ground floor WC completes the lower level accommodation. To the first floor, there are five well sized bedrooms, a family bathroom and a useful separate shower.

The property is superbly located within easy access of Purley Oaks and Sanderstead stations, providing convenient links into East Croydon mainline station. 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 the area is well served by excellent schools and open spaces including neighbouring Haling Grove Park.



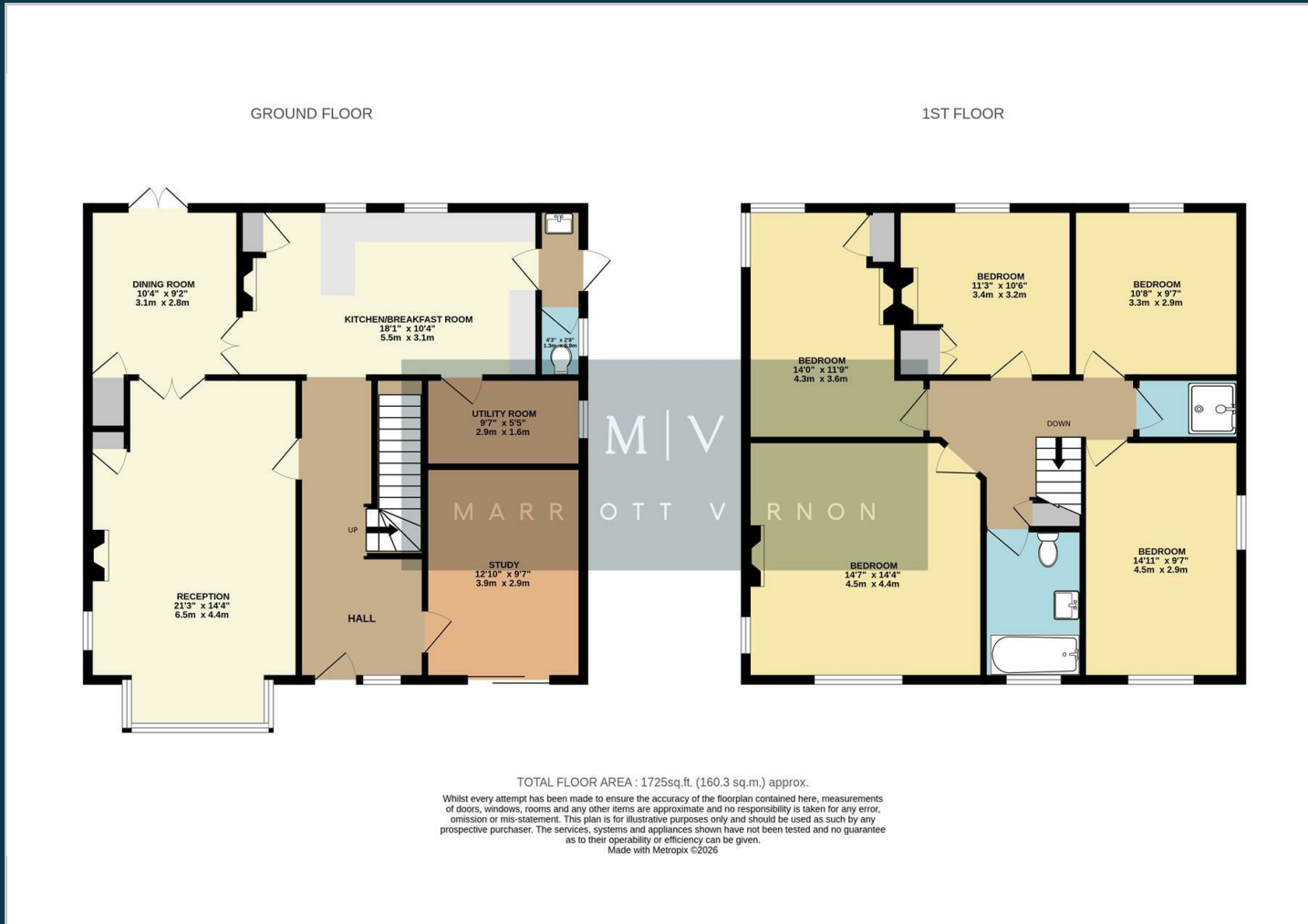




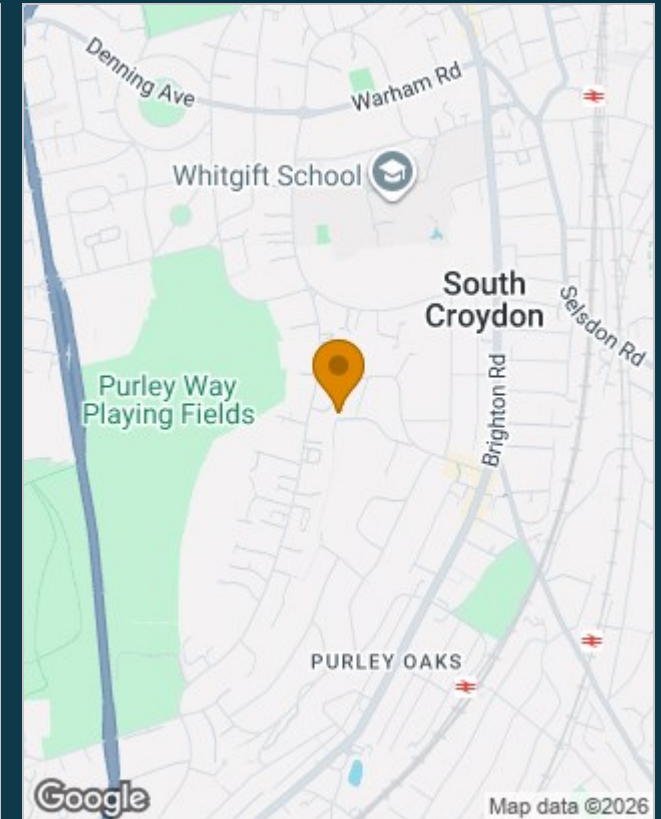
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Floor Plans



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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D		55	
(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.