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MARRIOTT VERNON
ESTATE AGENTS



6 Waldegrove, Croydon, CR0 5JX

Asking price £870,000



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Marriott Vernon present to the market this superb architectural designed 1960's Wates built four bedroom detached bungalow, enviably situated in a highly sought after quiet cul-de-sac level setting. The property has been well maintained by the current owner, offering bright and spacious lateral accommodation with modern interiors throughout, as well as a secluded terraced garden to rear, integral garage and carport offering off street parking for a number of cars and double gates leading to the side garden. One of only three detached bungalows on the development, and the only one adapted for wheelchair users, with level step free access, the property represents a fantastic family home in a wonderful Park Hill location. Features include ample inbuilt storage, gas warm air heating and double glazing.

Accommodation comprises entrance hall and cloakroom, leading into the open plan dual aspect reception/dining room with feature Vaulted ceiling and access onto the delightful garden and ample space for both relaxing and dining. The separate kitchen/diner, also with garden access, comprises a range of matching wall and base units with work surfaces incorporating inset sink unit, hob with overhead extractor and electric oven below, and further space for appliances. There are four well sized bedrooms, with en-suite shower to the principal bedroom, plus a stylish family bathroom.

The property is superbly located within easy reach 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. For families, the area is well served by wonderful open spaces including nearby Lloyd Park & Park Hill Park, as well as good local schools including Park Hill School.

Viewings are highly recommended.



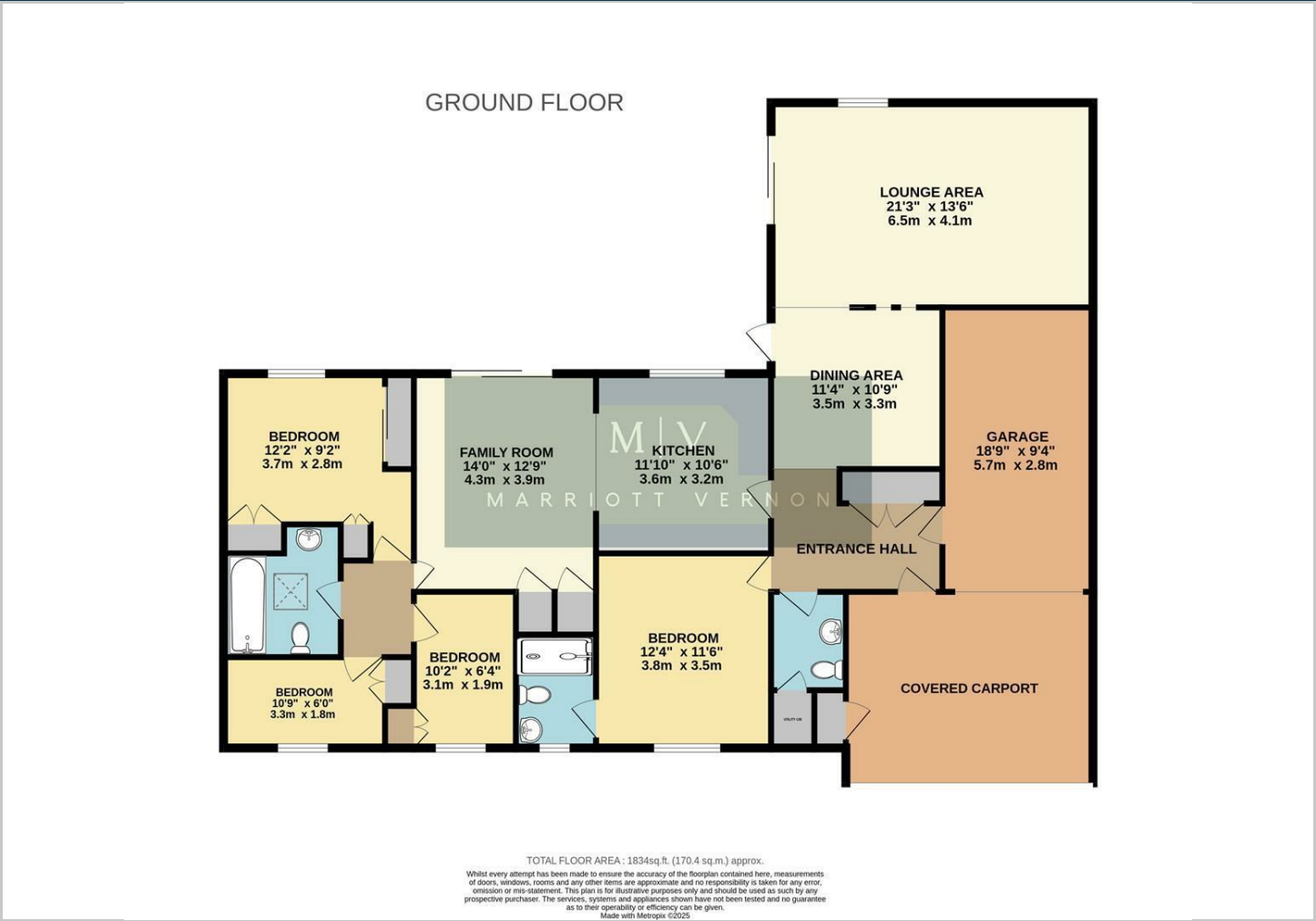




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Floor Plans



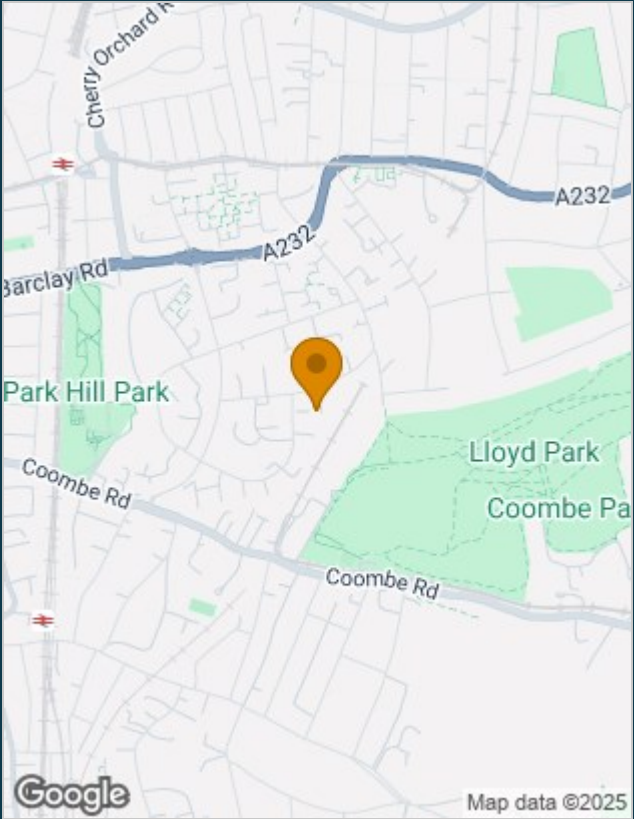
Viewing

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