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MARRIOTT VERNON
ESTATE AGENTS



14 Wilks Gardens, Croydon, CR0 8UJ
Guide price £1,000,000



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Guide Price £1,000,000 - £1,100,000

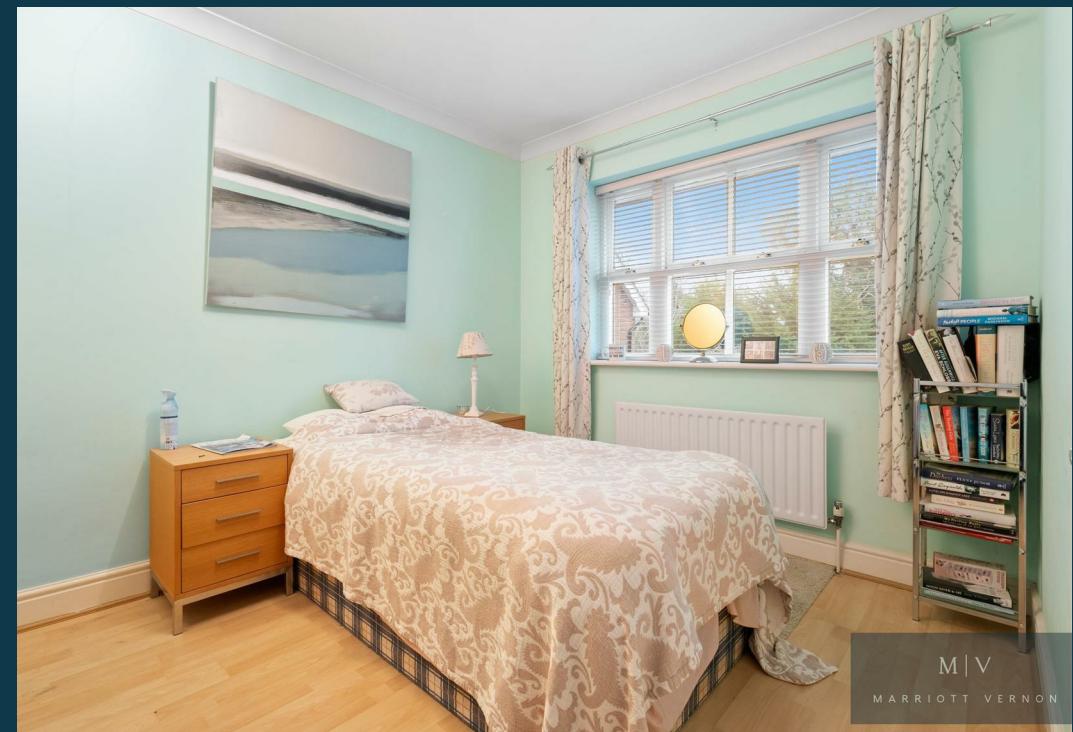
Marriott Vernon present this well presented five bedroom detached family home with off street parking, double garage (with power and light) and attractive private garden superbly situated in a residential cul-de-sac location in the heart of Shirley. The property has been well maintained and appointed by the current owners, offering spacious and versatile accommodation with modern interiors and quality finish throughout. Ideal for modern family life, with versatile, flowing living space creating the perfect blend of comfort and convenience, this impressive home is not to be missed. Features include four reception rooms, well equipped kitchen/breakfast room, separate utility, two bathrooms (one en-suite), guest WC, gas central heating, double glazing, and inbuilt storage.

Accommodation comprises a spacious entrance hall with access to WC and ground floor study, leading into the double length reception room with doors onto the garden. A further dining room opens through to the sunny conservatory with rear aspect. The kitchen/breakfast room comprises a range of fitted wall and base units with work surfaces, incorporating inset sink unit, gas hob with overhead extractor, electric oven, and further space for appliances. A separate utility room offers additional work and appliance space. To the first floor, there are five well proportioned bedrooms – one en-suite - plus a family bathroom with modern bath suite.

The property is conveniently located within easy access of local shops and amenities in nearby Wickham Road. Regular bus routes provide good links into Croydon town centre and East Croydon mainline station, or to neighbouring West Wickham with its own railway station and a wider variety of shops and restaurants. The area is also extremely well served by excellent local schools including Harris Benson Academy, Shirley High, Forest Academy, St John's Primary, Coloma and Trinity.

Viewings are recommended







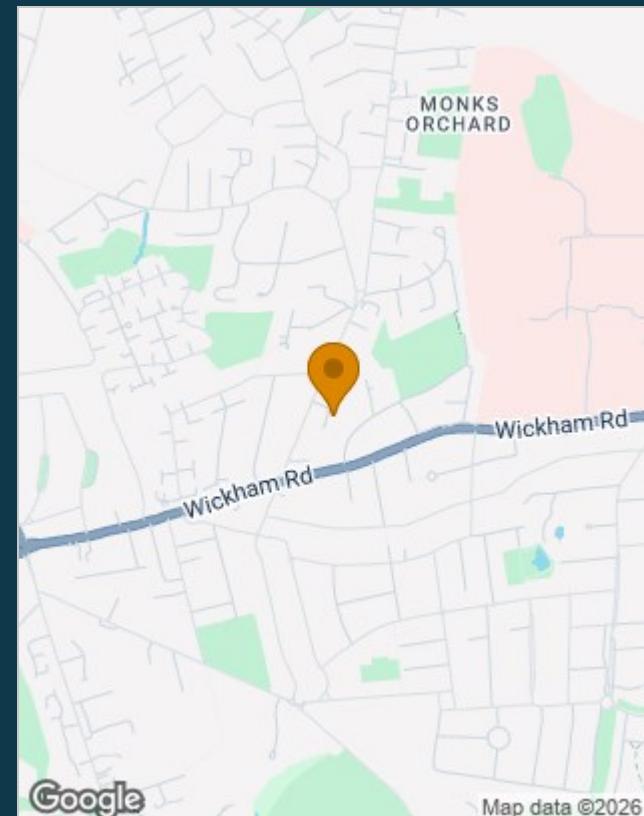
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Floor Plans



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.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(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			