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MARRIOTT VERNON  
ESTATE AGENTS



23 Croham Manor Road, South Croydon, CR2 7BG

Guide price £1,150,000



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# 23 Croham Manor Road

Guide price £1,150,000

South Croydon, CR2 7BG

\*\*\*Guide Price £1,150,000-£1,200,000\*\*\*

Marriott Vernon present to the market this attractive five bedroom detached family residence, set on a corner plot in a prime residential road, with stunning views to the rear and a garden backing onto Whitgift Sports Club playing fields. The property offers bright and spacious accommodation throughout with some further scope to update to suit own taste. Flowing accommodation including three reception rooms, kitchen breakfast room and self contained one bedroom split level annexe provides the perfect flexible space for family life. Features include gas central heating, in/out driveway providing ample off street parking leading to 20' deep garage and no onward chain.

Accommodation comprises a wide entrance hall with stairs rising to the first floor and access to guest WC, leading into the 17'8 x 014 lounge with dual aspect windows and door onto conservatory. There is a further dining room with rear aspect leading onto a covered balcony and a additional third reception. The kitchen breakfast room at 16 x 13 comprises a range of matching wall and base units with work surfaces incorporating inset sink unit and further space for appliances. To the first floor, there are five well-proportioned double bedrooms (one ensuite) plus two additional bathrooms. The house layout can be used to accommodate a one bedroom annexe with own entrance, kitchen and private staircase to first floor bedroom and bathroom but is linked to the main house on both floors.

The property is superbly located within easy access of Tramlink from Lloyd Park, as well as South Croydon station, providing convenient links into East Croydon mainline station and the surrounding area. Regular bus routes also link nearby Croydon town centre with its array of shops and amenities, as well as leisure facilities. The area is also well served by excellent schools including Whitgift, Coombe Wood, Royal Russell and Croydon High School.



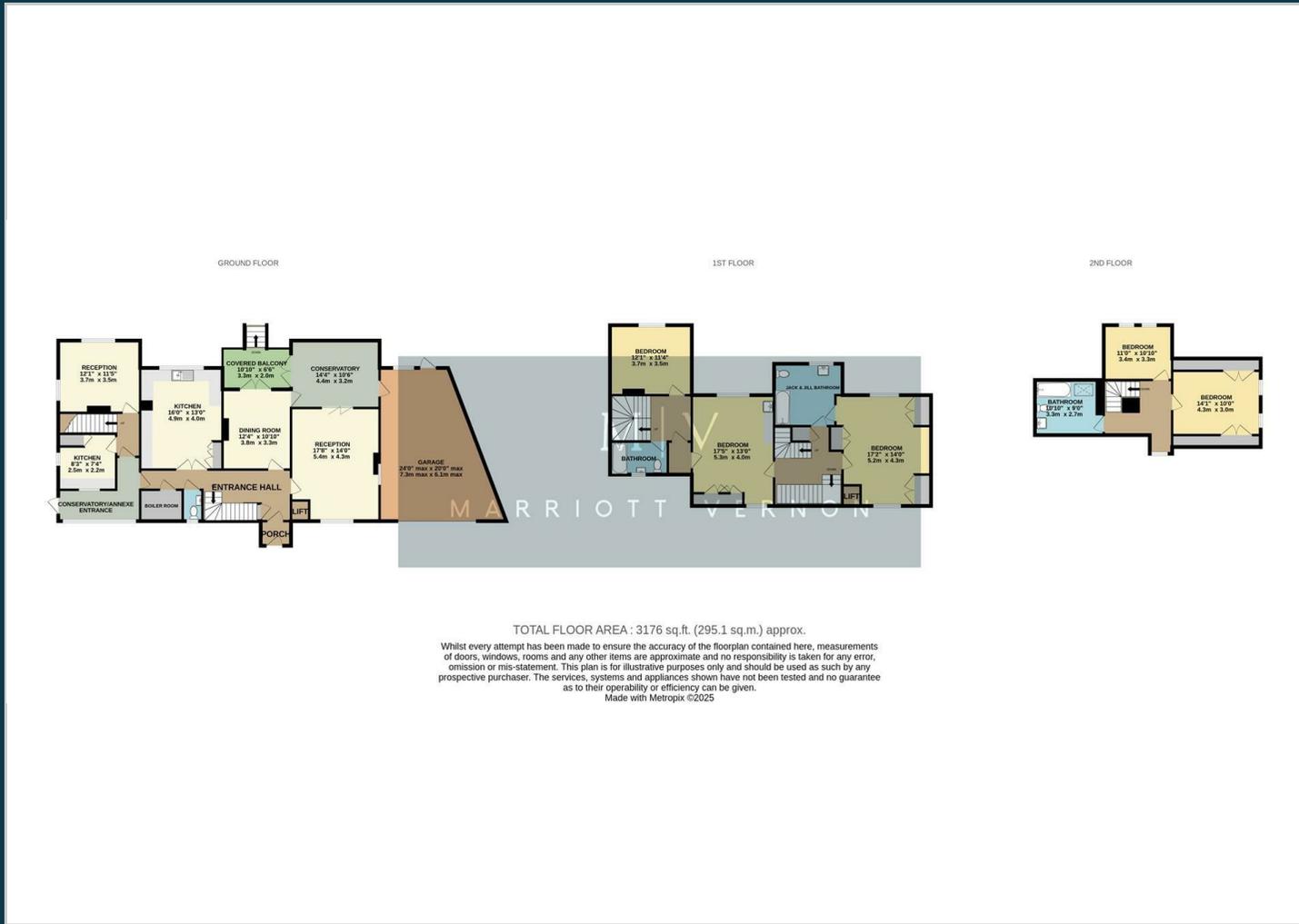




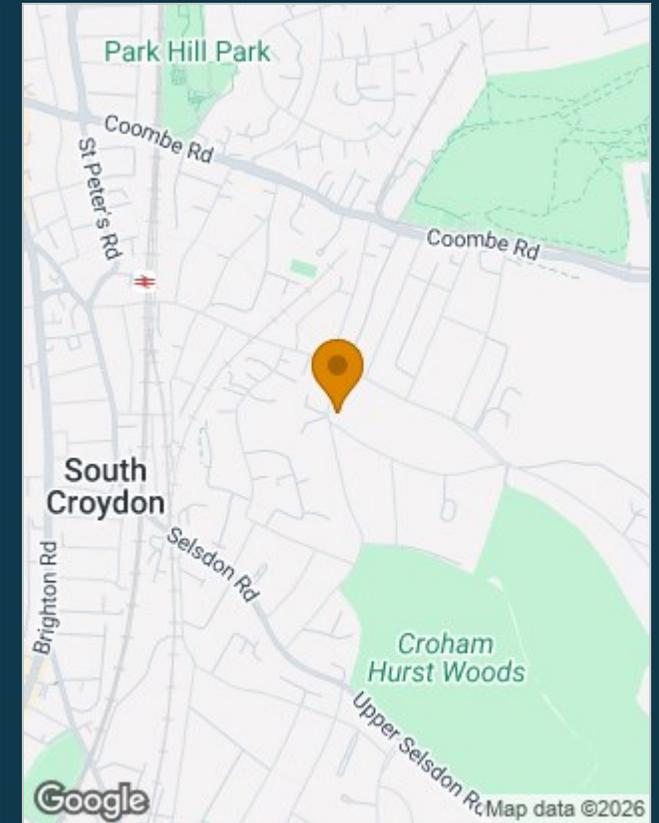
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## Floor Plans



## 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.

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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC
Current: <b>69</b>	Potential: <b>79</b>