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MARRIOTT VERNON

ESTATE AGENTS



78 Croham Manor Road, South Croydon, CR2 7BF

Asking price £1,000,000



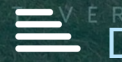
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Marriott Vernon present to the market this attractive and well presented four bedroom character 'Arts & Crafts' style detached family home, set in a prime residential location within the 'Chapman Conservation Area', with delightful private garden, ample off street parking and garage with power. The property offers bright and spacious accommodation throughout with character appeal, original features and elegant interiors throughout. Flowing accommodation including three reception rooms, well equipped kitchen breakfast room with separate utility, two bath/shower rooms and guest WC, provides the perfect space for modern family life. Features include gas central heating, mostly double glazed windows, quality floor coverings and ample inbuilt storage.

Accommodation comprises a wide entrance hall with stairs rising to the first floor and access to guest WC and inbuilt storage, leading into the main lounge with dual aspect windows and stunning inglenook fireplace. There is a further dining room with rear aspect and door onto the garden. The separate kitchen breakfast room comprises a range of matching wall and base units with work surfaces incorporating inset sink unit and further space for appliances, whilst an inner hall leads through to a useful utility room and further dual aspect reception/dining room.

To the first floor, there are four well-proportioned bedrooms plus a large family bathroom with bath and separate shower unit, and a further shower room.

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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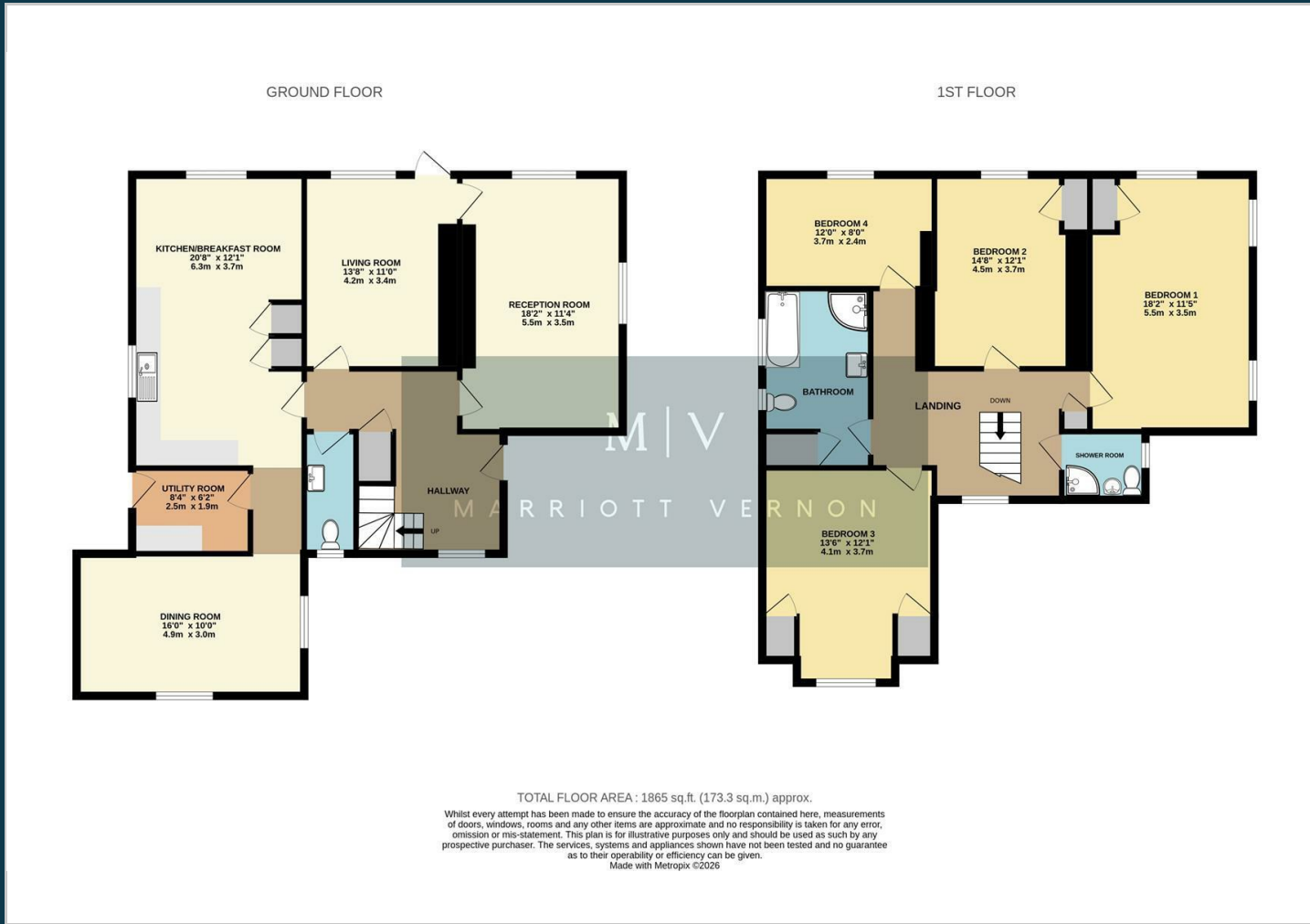


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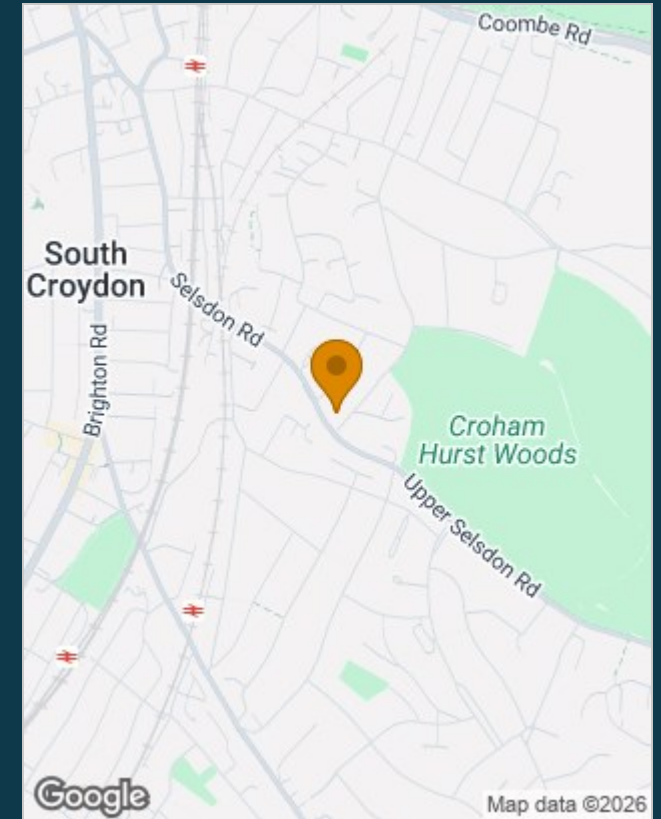




Floor Plans



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		
(55-68) D	64	76
(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.