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MARRIOTT VERNON
ESTATE AGENTS

27 Ingham Road, South Croydon, CR2 8LT

Asking price £750,000



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Marriott Vernon welcome to the market this stunning extended five bedroom semi detached family home with driveway parking, garden with workshop and no onward chain, superbly situated in a sought after residential location backing onto Littleheath Woods. The property has been significantly extended and superbly appointed offering elegant accommodation over three floors, with stylish interiors and high quality finish throughout. Features include an inviting front aspect reception, further dining room and impressive kitchen/reception with bi-folding doors onto the garden, ground floor study, two bath/shower rooms, guest WC, gas central heating and double glazing.

Accommodation comprises central entrance hall with access to WC, understairs storage and ground floor study, leading into the front aspect reception room with feature bay. A formal dining room opens through to the wonderful open plan kitchen/reception room, wrapping around the rear of the house, with bi-folding doors spilling out onto the patio and garden beyond. The kitchen area comprises a quality range of bespoke fitted wall and base units with work surfaces and central island, incorporating inset sink unit, gas hob with inbuilt extractor, wall mounted oven and further integrated appliances. To the first floor, there are four well proportioned bedrooms, plus a luxurious family bathroom with contemporary style free-standing bath suite and separate shower. To the second floor, there is an impressive principal bedroom suite with adjacent shower room.

The property is located close to Selsdon High Street, with Aldi and Sainsburys supermarkets, along with a variety of local amenities. There are excellent schools throughout the area and the area boasts beautiful open spaces including neighbouring Littleheath Woods. Croydon itself can be accessed via local buses and Tramlink providing excellent links to East Croydon station with its fast and frequent services to London.



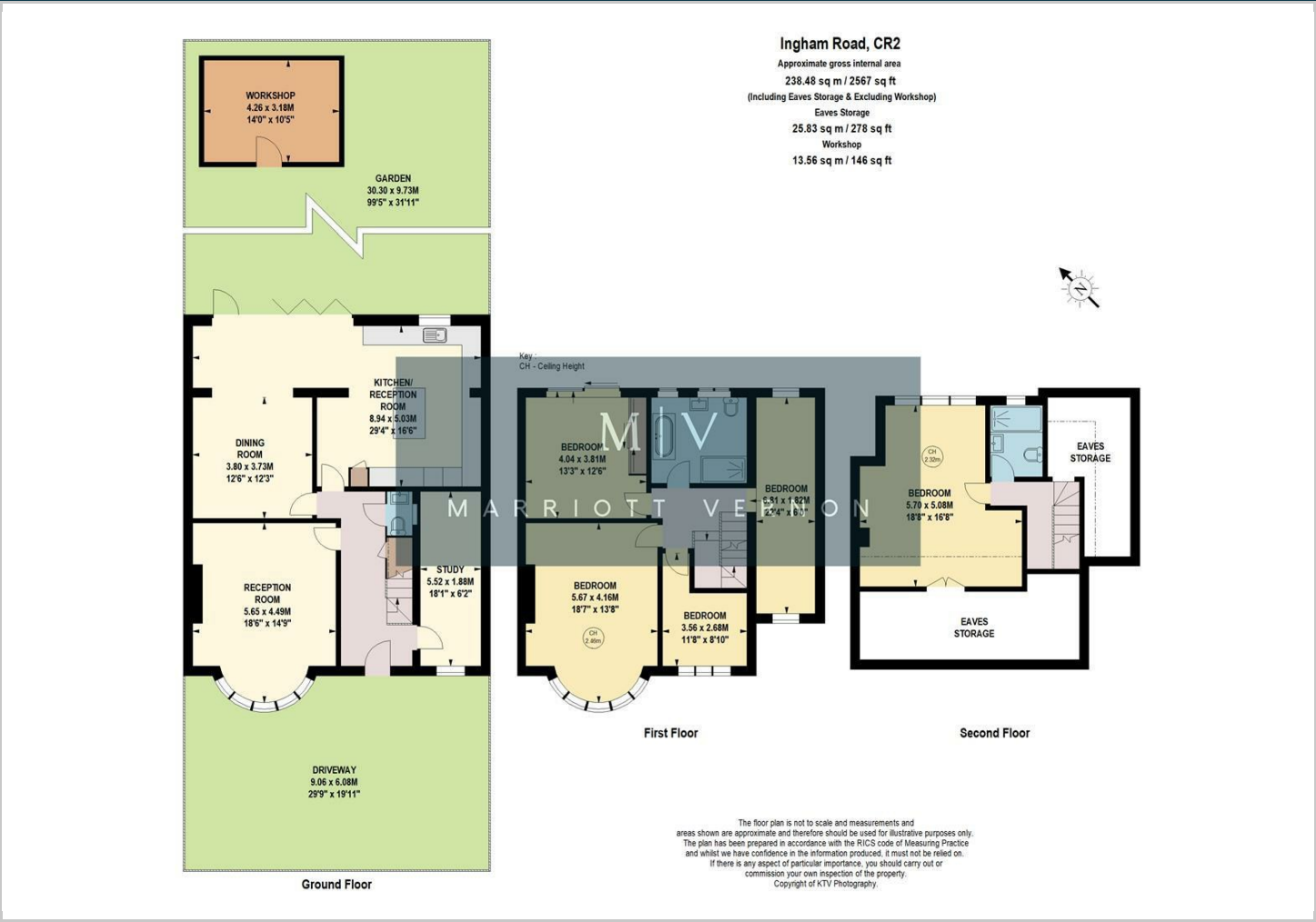




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Floor Plans



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.

Bank House, 111 South End, Croydon, CR0 1BJ
Tel: 0208 657 7778 Email: enquiries@marriottvernon.com www.marriottvernon.com

Location Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	