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MARRIOTT VERNON
ESTATE AGENTS



56 Church Way, South Croydon, CR2 0JR

Asking price £525,000



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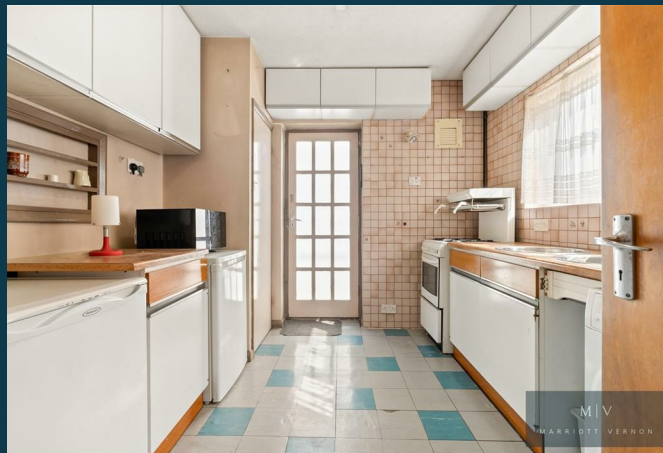
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Marriott Vernon present to the market this well proportioned three bedroom semi detached property with driveway parking and 140ft south-west facing garden with stunning far-reaching views. Superbly situated close to Sanderstead Village amenities, the property provides light and spacious accommodation with scope to modernise and update - ideal for those wishing to refurbish to suit own taste. Features include through reception rooms, separate older style kitchen, upstairs bathroom, gas central heating in need of replacement, double glazing and no onward chain.

Accommodation comprises entrance hall with stairs rising to the first floor. To the ground floor there is a through rear reception room with wood burner stove, French doors leading out to a glass front veranda and access to the garden. The separate kitchen comprises an older style range of wall and base units with work surfaces incorporating inset sink unit and further space for appliances. To the first floor, there are three well proportioned bedrooms - two doubles and a further single - plus an older style family bathroom with separate WC.

Outside there is a sloping driveway leading down to detached garage and access to the rear garden. The garden is split level with a greenhouse that is built below the garage that includes access to a vehicle inspection pit that is currently used as storage. Both garage & greenhouse in need of updating.

The property is located within easy access of Sanderstead Village with its old church and pond and offering a selection of local shops, cafes and restaurants as well as a Waitrose, plus good bus routes providing connections into Croydon and Purley. The area is well served by excellent local schools including Gresham, Ridgeway, Atwood, Hamsey Green Infants and Juniors, Riddlesdown Collegiate and Warlingham Secondary School. Sanderstead itself boasts a recreation ground, local tennis, cricket and golf clubs.



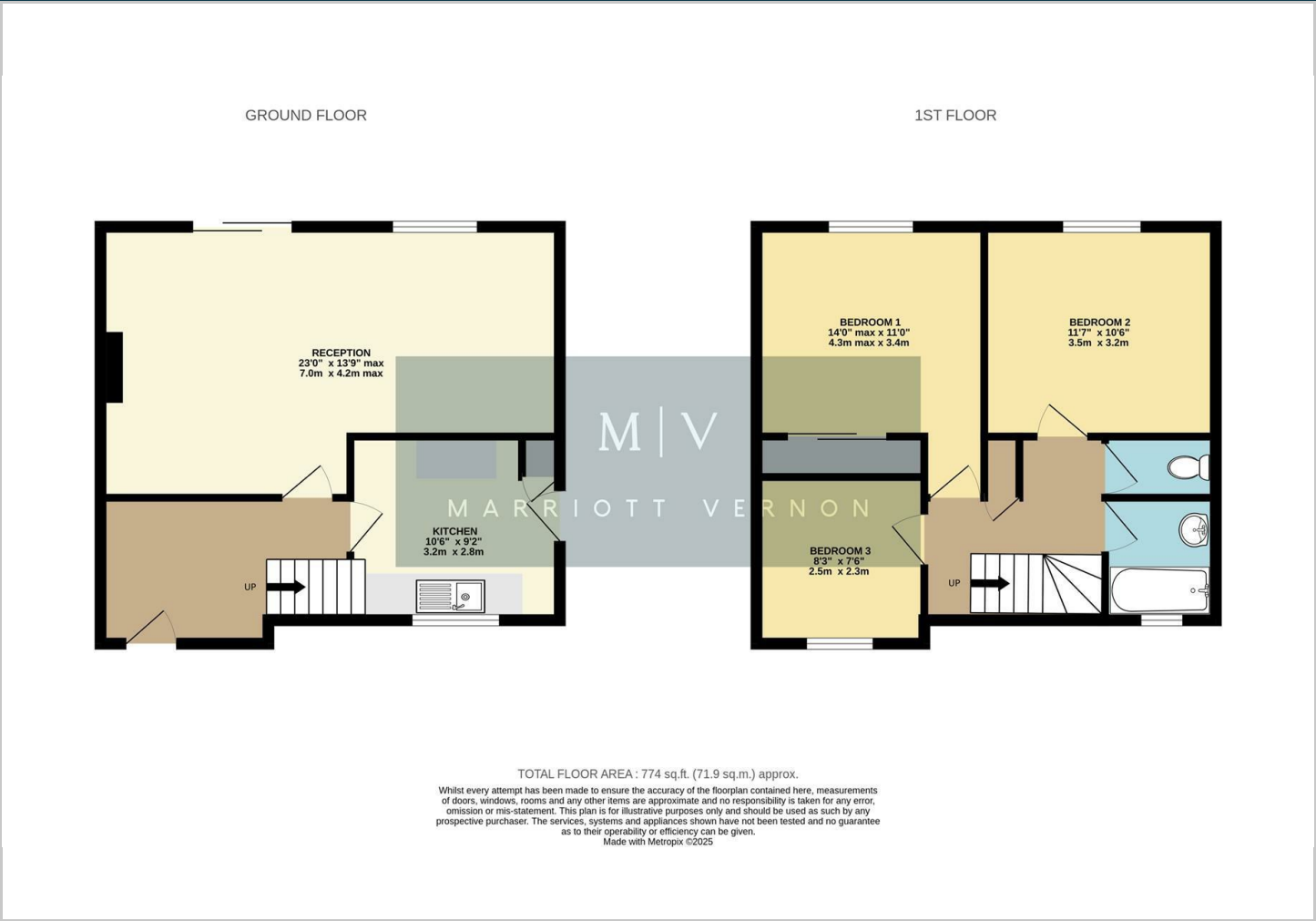




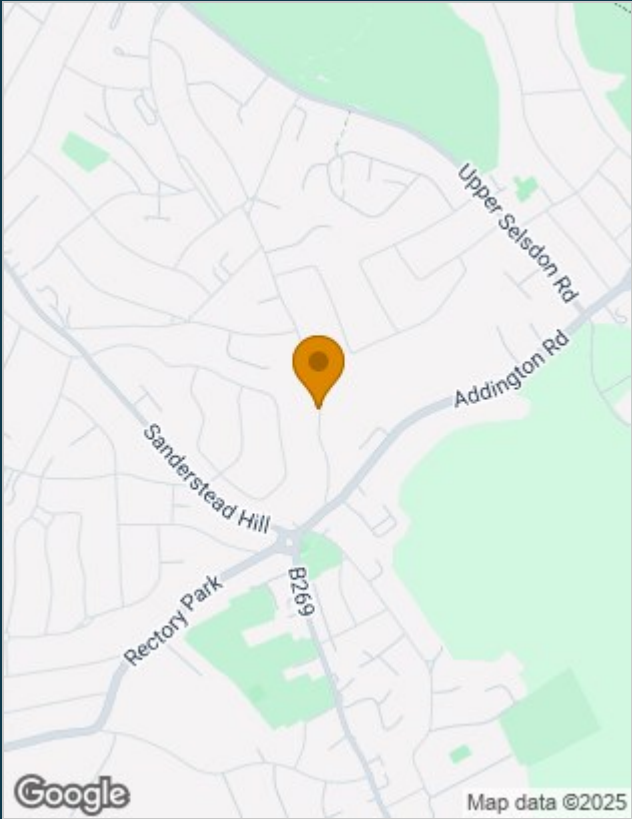
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Floor Plans



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		
(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