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MARRIOTT VERNON
ESTATE AGENTS



38 Crest Road, South Croydon, CR2 7JQ

Asking price £650,000



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Beautiful Three Bedroom Semi Detached Family Home

Modern Interiors

Well Equipped Kitchen

Gorgeous Private Garden

Close to Transport Links

Sought After Residential Location

Double Length Dual Aspect Reception Room

Four Piece Bathroom with Bath and Separate Shower

Garage and Off Street Parking

Easy Access Shops, Schools and Amenities

Marriott Vernon welcome to the market this well presented three bedroom semi detached family home with garage and off street parking, conveniently situated in a sought after residential road close to transport links, schools and amenities. The property provides bright and spacious well proportioned accommodation – ideal for a modern lifestyle and a growing family. Features include a double length reception room, separate well equipped kitchen, upstairs bath/shower room, double glazing, gas central heating, and quality floor coverings.

Accommodation comprises entrance hall with stairs rising to the first floor, leading into the double length reception room with ample space for relaxing, entertaining and dining, and double doors to the rear onto the patio area and garden beyond. The separate kitchen comprises a range of matching wall and base units with work surfaces incorporating inset sink unit, gas hob with overhead extractor, electric oven and further space for appliances. To the first floor, there are three well proportioned bedrooms - two doubles and a single - plus a family bathroom with four piece bath suite and separate walk-in shower unit.

The property is superbly located within easy access of Tramlink from Coombe Lane, providing convenient links into East Croydon mainline station and linking the centres of Croydon, Beckenham and Wimbledon. South Croydon station is also within a short distance, with regular bus routes connecting Croydon town centre with its array of shops and amenities, as well as leisure facilities including a cinema complex. The area is also well served by excellent schools including Royal Russell, Whitgift and Coombe Wood School, as well as beautiful Croham Hurst Woods and Croham Hurst Golf Course.



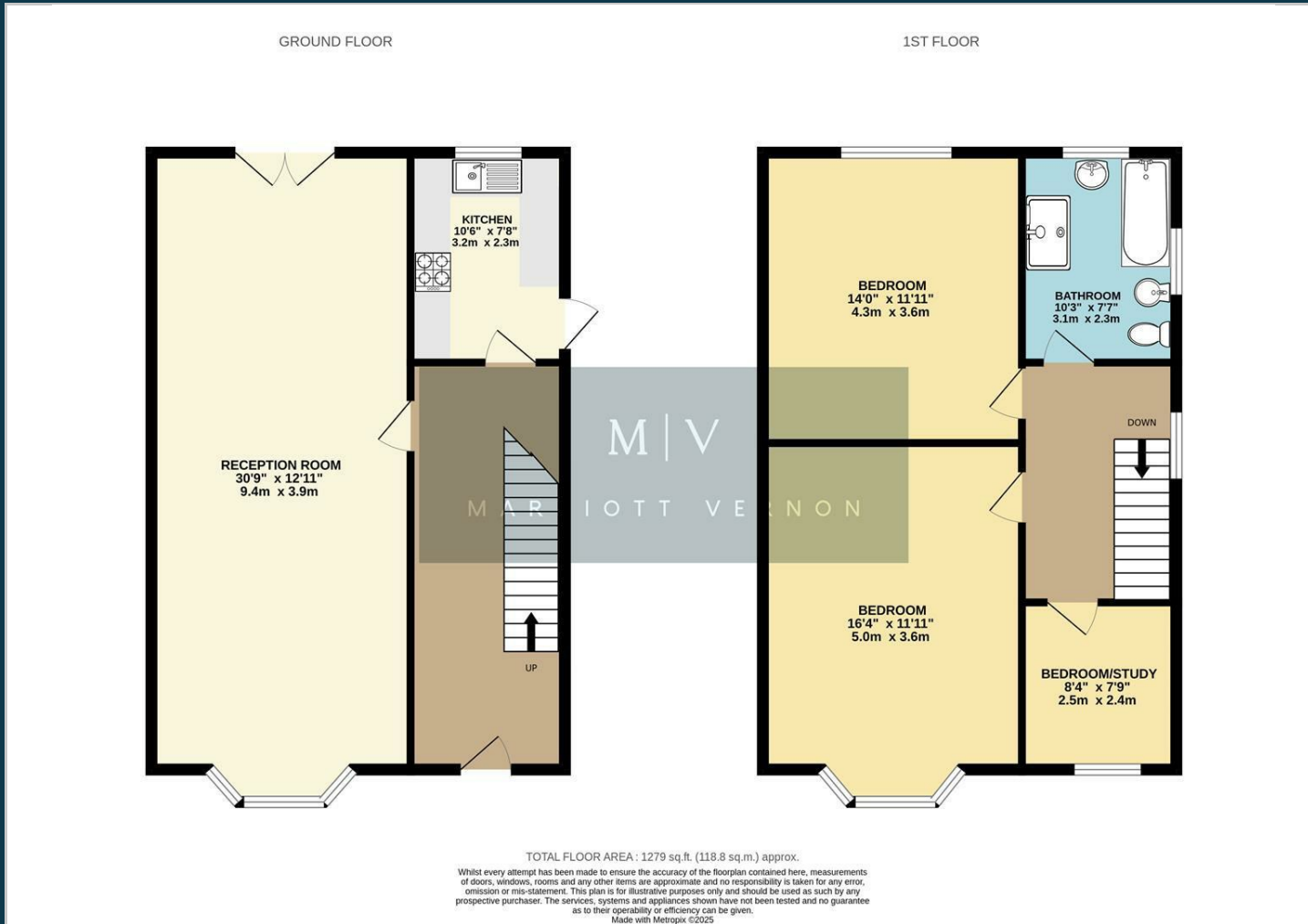




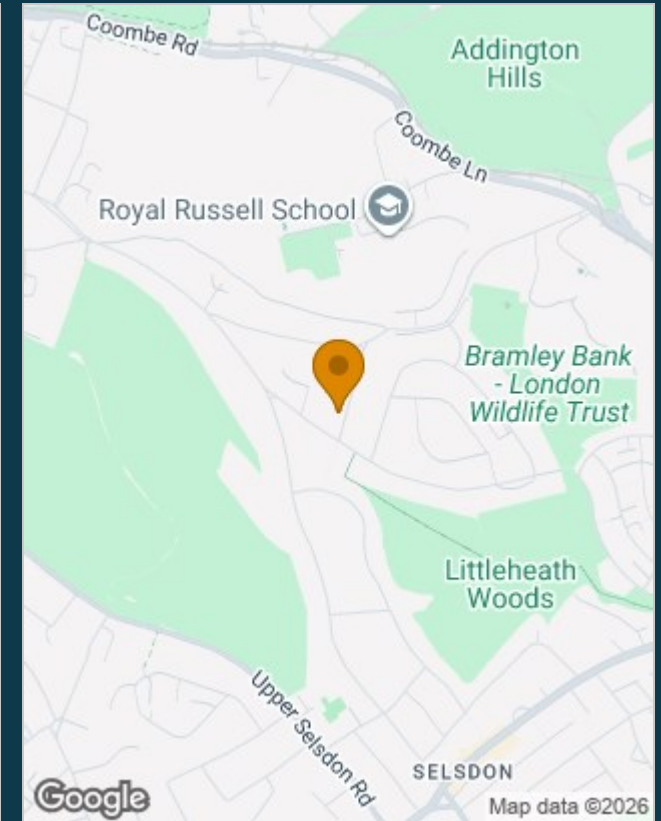
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Floor Plans



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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		71	
(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	