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MARRIOTT VERNON  
ESTATE AGENTS



41 Chelsham Road, South Croydon, CR2 6HZ  
Guide price £600,000



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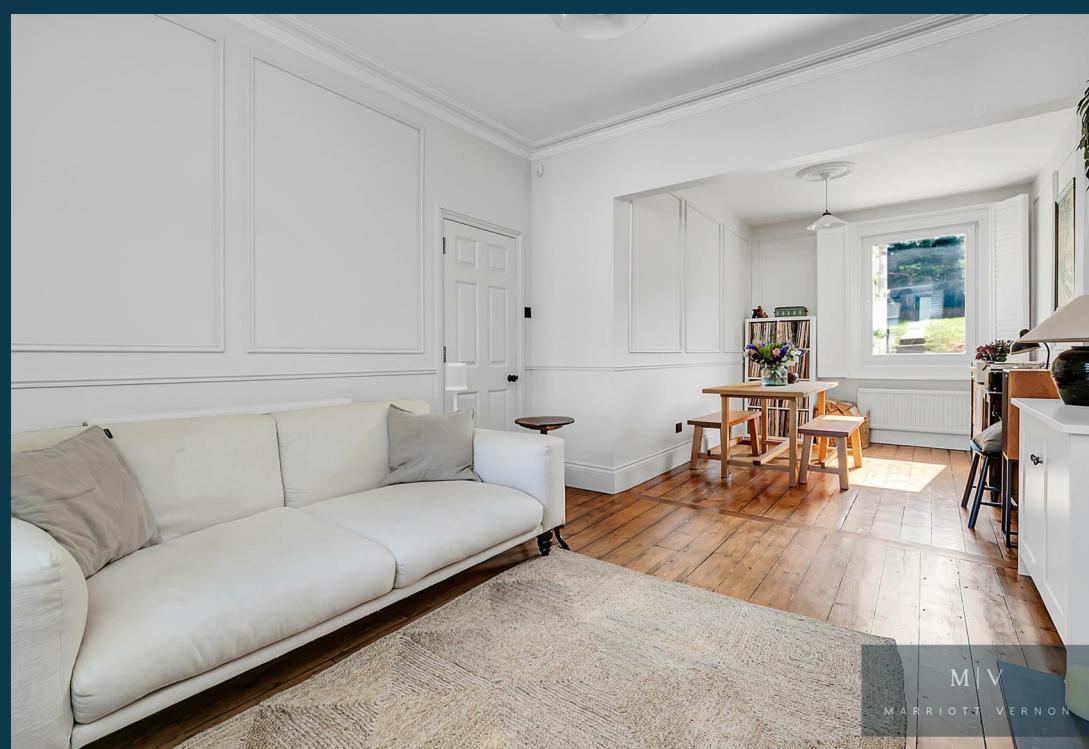
Marriott Vernon welcome to the market this stunning four bedroom, two bathroom semi detached Victorian family home superbly situated just a short walk from transport links, shops, bars and restaurants in the heart of South Croydon. Boasting a delightful private garden, this attractive property offers a wealth of character appeal, retaining a wealth of period features whilst also enjoying superbly upgraded, extended and modernised accommodation with quality finish throughout - the perfect blend of Victorian elegance and modern design. Features include a double length through reception with wood burner and exposed brickwork, well equipped kitchen, two stylish bathrooms, gas central heating, double glazing, wooden flooring and inbuilt storage.

Accommodation comprises entrance hall opening into the double length reception room with attractive bay window, exposed brick chimney breast, working wood burner and space for both relaxing and dining. To the rear of the property, the kitchen, with door to the garden, comprises a range of matching wall and base units with work surfaces incorporating inset sink unit, gas hob with extractor, range style oven, and further space for appliances. A walk-in pantry provides additional storage space to the main kitchen. Rear external store cupboards are accessible from the garden to the rear.

To the first floor, there are two double bedrooms and a large family bathroom with free-standing bath and a walk-in shower. The second floor provides a further two double bedrooms, plus a shower room with modern suite.

The property is located within easy access of South Croydon and Sanderstead stations, providing links to East Croydon mainline station, the South Coast and Central London, with numerous bus routes connecting the local area. Croydon town centre offers fantastic shops and amenities, as well as a cinema complex, and the area is well served by excellent schools.



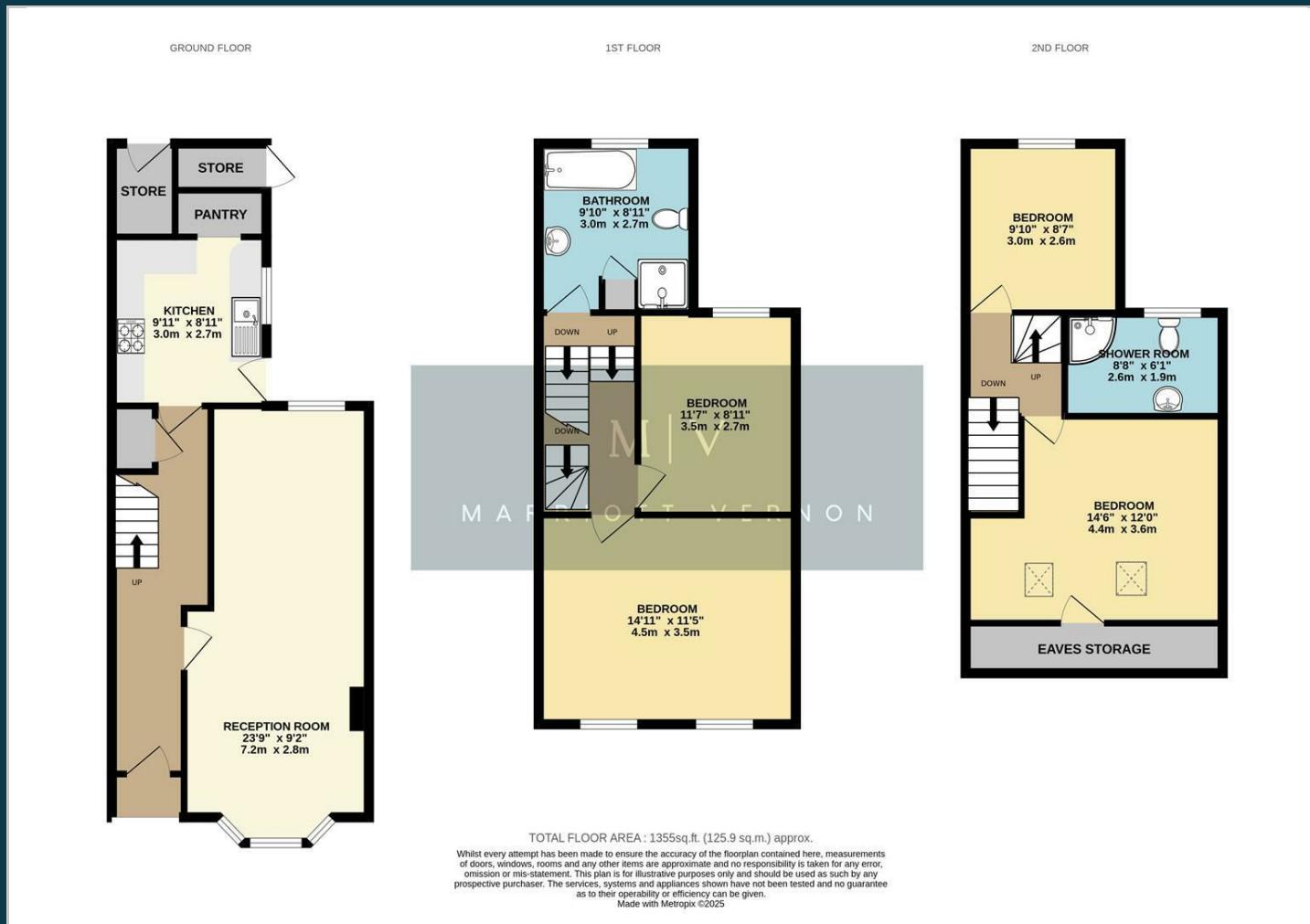




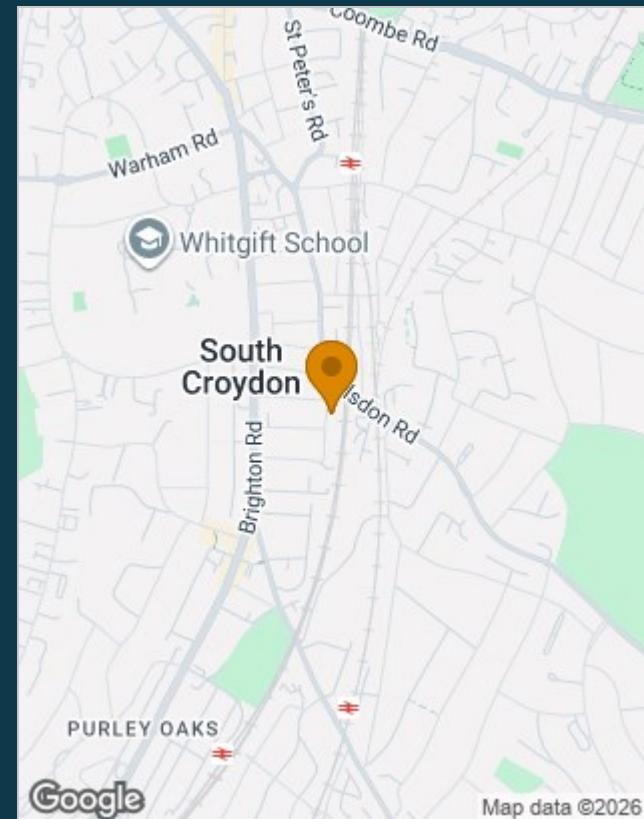
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## Floor Plans



## 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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		62	80
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.