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MARRIOTT VERNON

ESTATE AGENTS



16 Croham Mount, South Croydon, CR2 0BR

Guide price £600,000-£700,000





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Marriott Vernon present to the market this stunning three bedroom, two bathroom, semi-detached bungalow with garage, driveway and newly landscaped south facing patio garden, set in a quiet cul-de-sac within just a short walk of Sanderstead station, schools and amenities. The property has been superbly renovated and extended to create an energy efficient home, ideal for modern family life, with impressive living space enjoying meticulous design and attention to detail. Features include a breathtaking open plan reception/kitchen/diner opening on to the patio garden, utility, three well sized bedrooms, two luxury bathrooms (one en-suite), engineered oak flooring with zoned underfloor heating to the hallway, living area, and kitchen, central heating via an air source heat pump, double glazing and ample areas for inbuilt storage.

Accommodation comprises entrance hall leading into the open plan reception/kitchen/diner, flooded with natural light from overhead skylight windows, and enjoying direct access onto the delightful enclosed patio. The kitchen area comprises a quality range of matching wall and base units with quartz work surfaces and central island incorporating inset sink unit, induction hob, oven, dishwasher, large fridge/freezer, and wine fridge. The reception area, with solid wood floating TV unit, provides a haven for relaxing, entertaining and dining. There are three well sized bedrooms, with en-suite shower serving the principal bedroom and a stylish family bathroom, each fully tiled with premium Grohe taps and showers.

The property is superbly located within a short walk of Sanderstead station, providing convenient links into East Croydon mainline station, Central London and the surrounding area. Regular bus routes provide connections into nearby Croydon town centre and South Croydon's 'Restaurant Quarter' is also within easy reach. The area is also well served by excellent schools and open spaces.



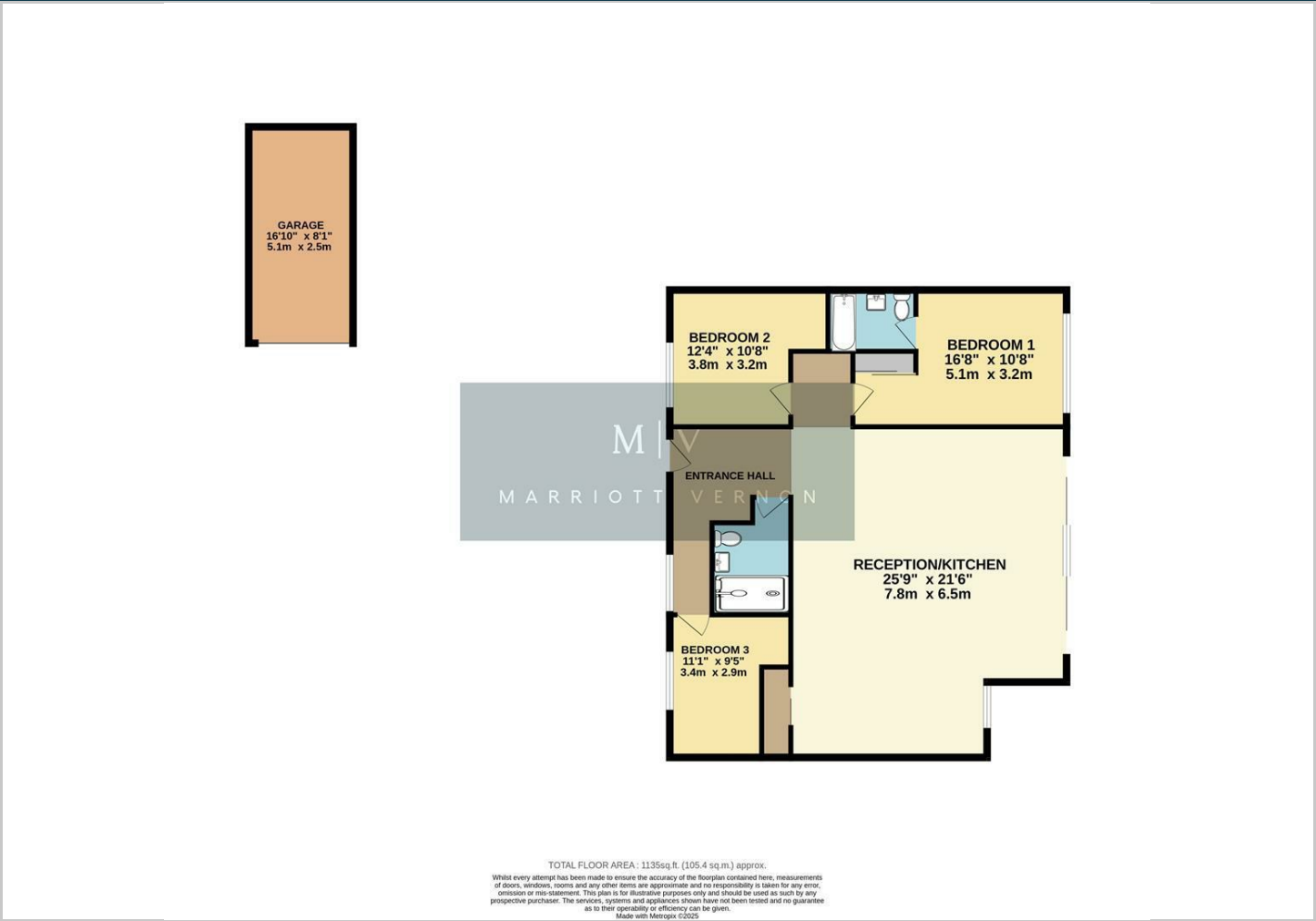




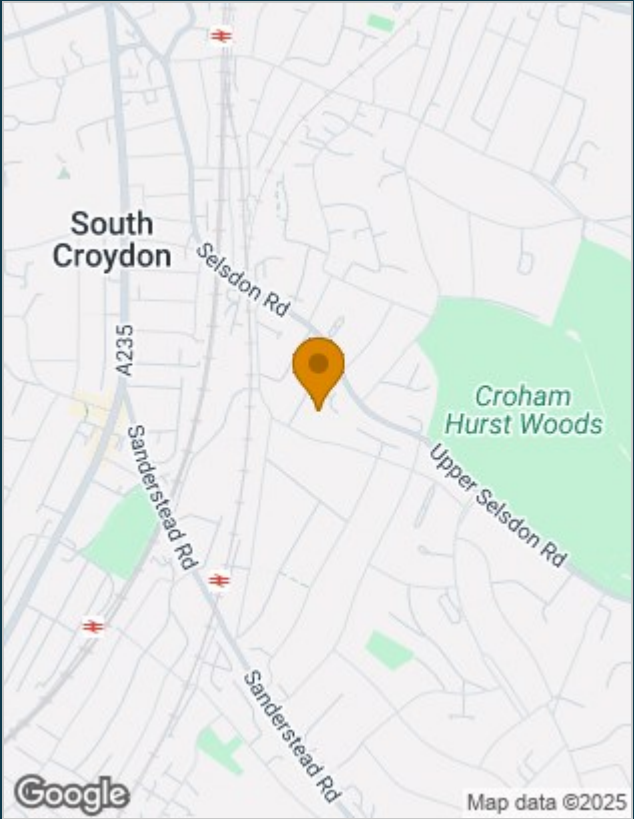
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Floor Plans

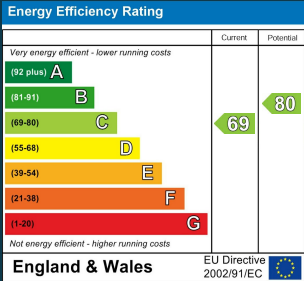


Location Map



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.