

M|V

MARRIOTT VERNON

ESTATE AGENTS

4 Manor Gardens, South Croydon, CR2 7BU

Asking price £1,100,000



4



3



2



2

M|V

MARRIOTT VERNON



M|V
MARRIOTT VERNON

4 Manor Gardens South Croydon, CR2 7BU

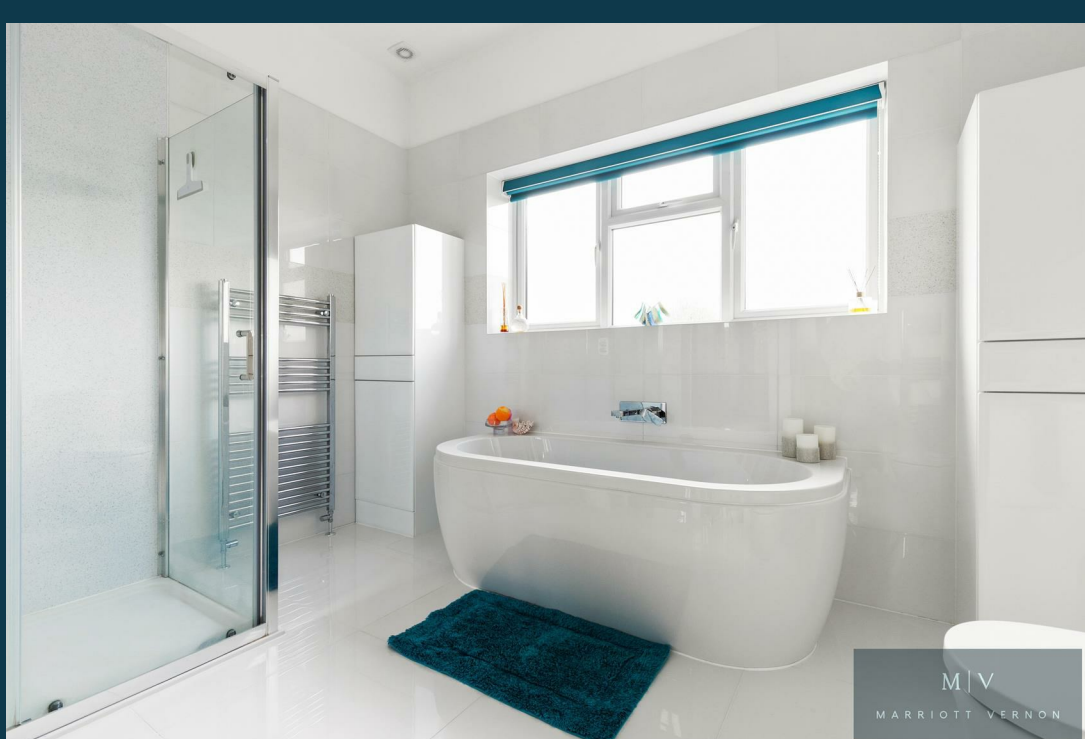
Asking price £1,100,000

Marriott Vernon present to the market this substantial four bedroom extended detached family home with large West facing garden (circa 150' long and 50' wide) with three patio areas, garage and off street parking for two cars, enviably situated in a quiet cul-de-sac with an attractive central green on the edge of Croham Hurst Woods and Golf Club. The property has been beautifully maintained by the current owner, offering bright and spacious accommodation throughout - flowing living space creates the perfect blend of comfort and convenience in this highly sought after residential location. Features include 17' lounge with 14'7 extension, open plan kitchen/diner and utility room, three bath/shower rooms (two-en-suite), gas central heating new boiler June 2023, double glazing all replaced in Nov 2022 .

Accommodation comprises entrance hall with cloakroom with access leading into the 17' lounge with a 14'7 extension with double doors onto the garden. The 24'6 kitchen/diner provides fantastic dual aspect family living space, with a range of matching wall and base units with work surfaces incorporating inset sink unit and further space for appliances. An adjoining utility provides extra work and appliance space, as well as access through to the garage. To the first floor, there are four well proportioned bedrooms with the principal bedroom with en-suite bathroom and second bedroom en-suite shower room plus a family bathroom.

The property is superbly located within easy access of both South and East Croydon stations as well as the tram link at Lloyd Park. Additionally a short walk from the property on Croham Valley Road are regular bus routes which also link nearby 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 Whitgift, Coombe Wood, Royal Russell and Croydon High, as well as Croham Hurst Woods and Croham Hurst Golf Course



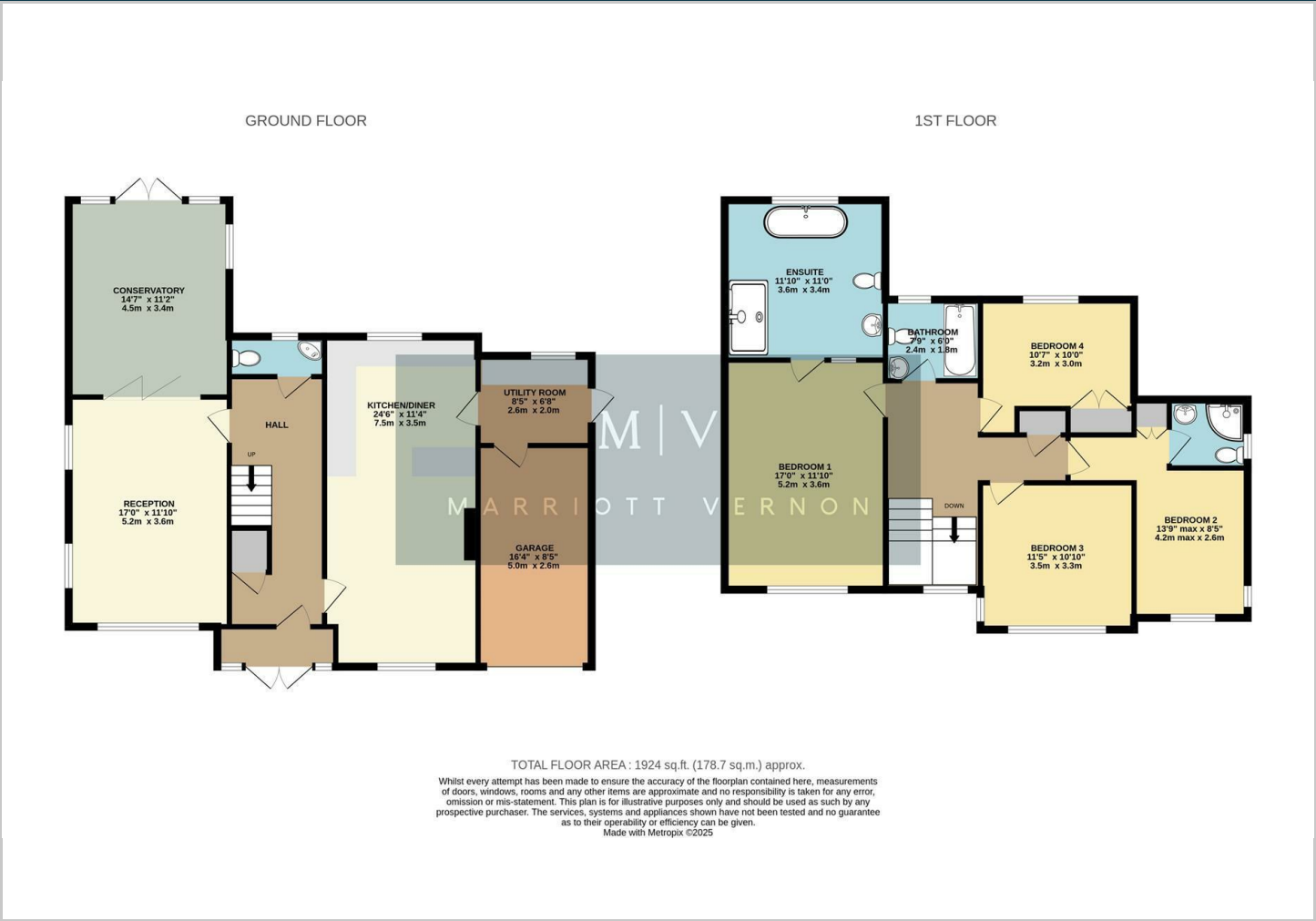




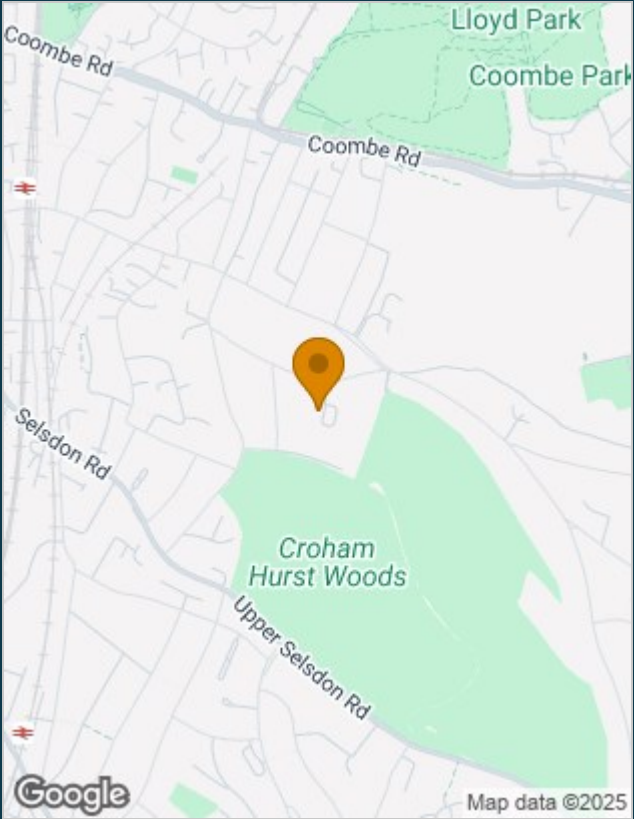
M|V

MARRIOTT VERNON

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	65	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	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.