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MARRIOTT VERNON
ESTATE AGENTS



31 Selsdon Road, South Croydon, CR2 6PY

Guide price £850,000





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Guide Price £850,000-£900,000Marriott Vernon welcome to the market this substantial six bedroom semi detached house incorporating a two bedroom, two storey annexe and generous overall accommodation arranged over three floors plus basement and wine cellar.

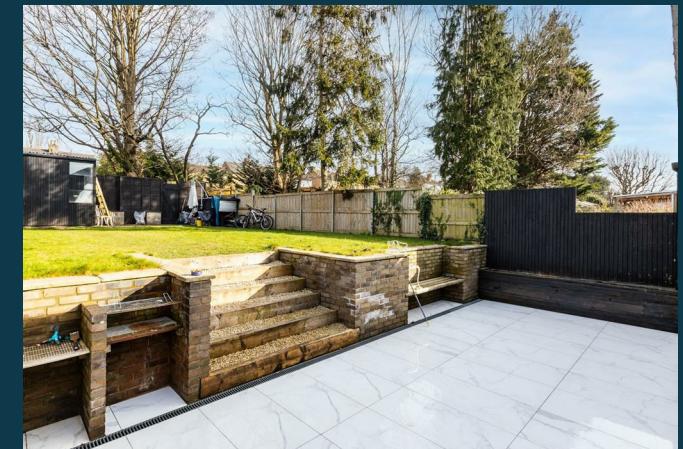
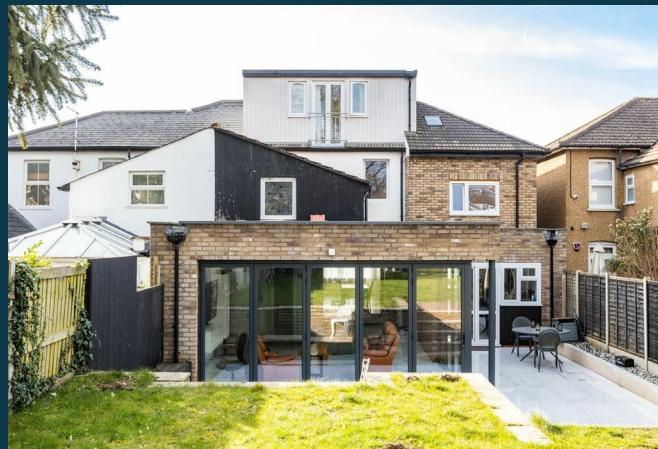
Ideally situated in the heart of South Croydon, this superb property offers spacious and versatile living space with stylish interiors, high spec finish and ultra-modern design. Features include four reception areas, four bath/shower rooms, luxury kitchen/diner, gas central heating, double glazing with triple glazed front elevation, part under-floor heating, 'Control 4' smart home system, CCTV and integrated doorbell, landscaped garden and off street parking for two/three cars.

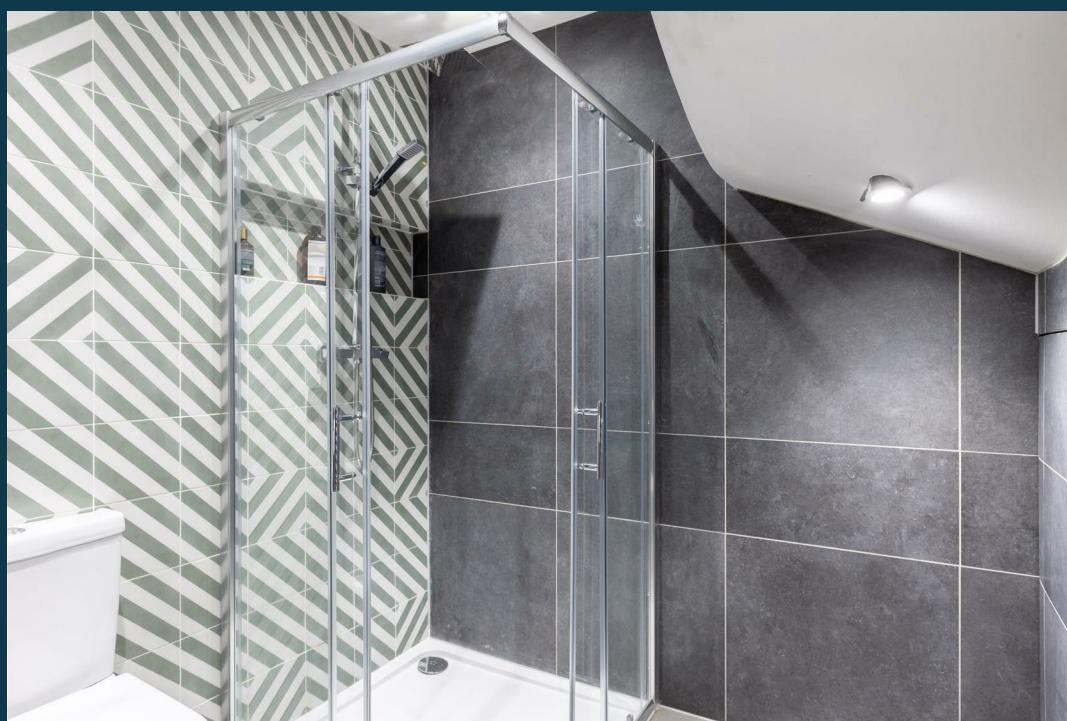
The main property comprises a front aspect cinema room/lounge, wired for 11.2 Adobe sound system, plus a dining room which opens through to the luxury kitchen/diner, flooded with natural light from multiple skylight windows and bi-folding doors onto the garden. The extension enjoys open plan element with floating glass walls and exposed brickwork. The kitchen itself comprises a range of quality fitted wall and base units with large central island incorporating inbuilt lighting, inset sink unit and full range of integrated appliances. To the first floor there are three double bedrooms – one en-suite, plus a family bathroom. The second floor provides a further impressive principal bedroom with Juliette style balcony, adjacent dressing area and shower room.



The annexe, accessed via the former garage, comprises a reception, well equipped kitchen and shower room to the ground floor, with two double bedrooms to the first floor.

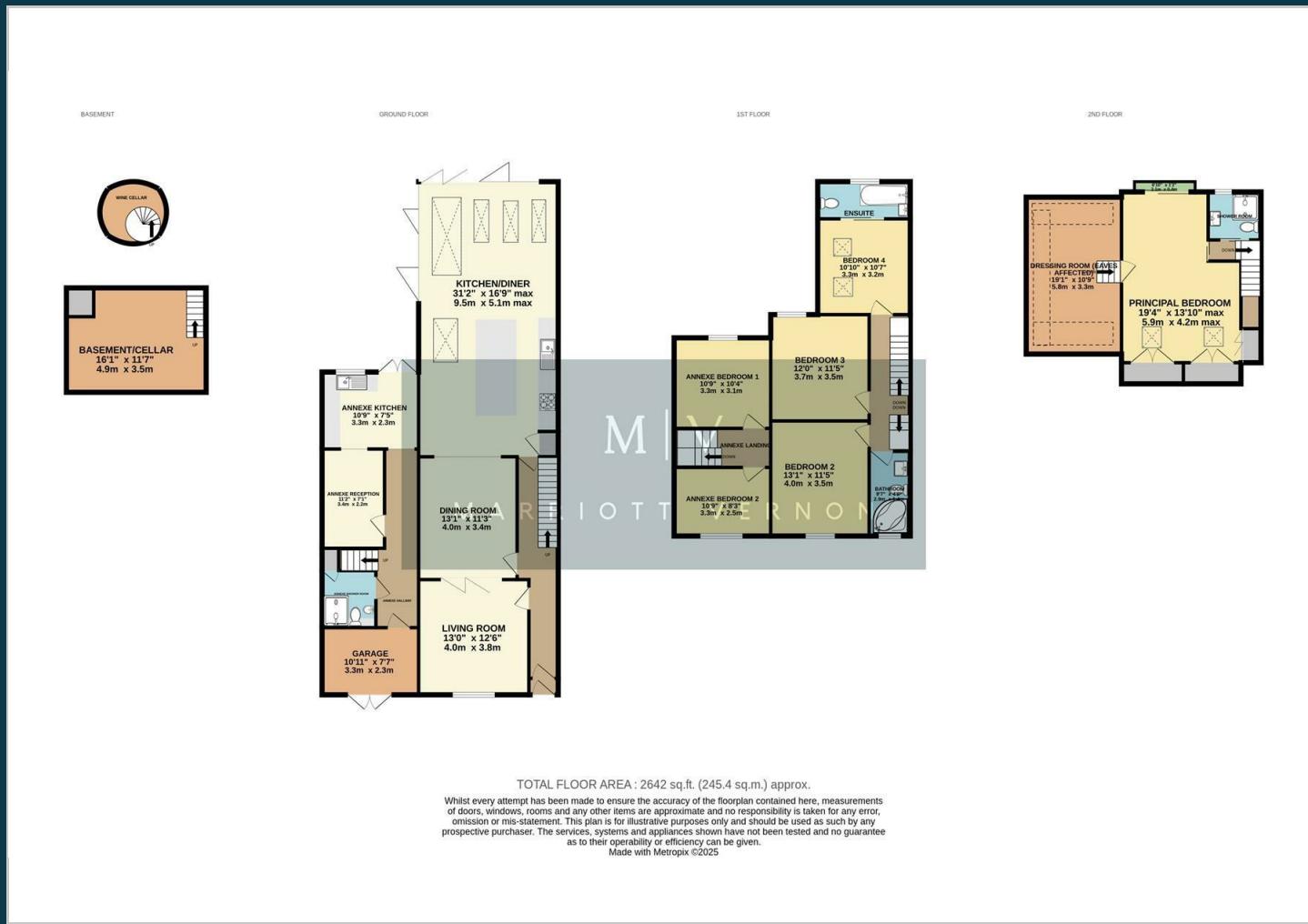
The property is superbly located within easy access of South Croydon station, offering superb connections into Central London, Gatwick and the South Coast. Croydon town centre and the restaurant quarter are close-by for a wide variety of amenities, and the area is well served by excellent schools.



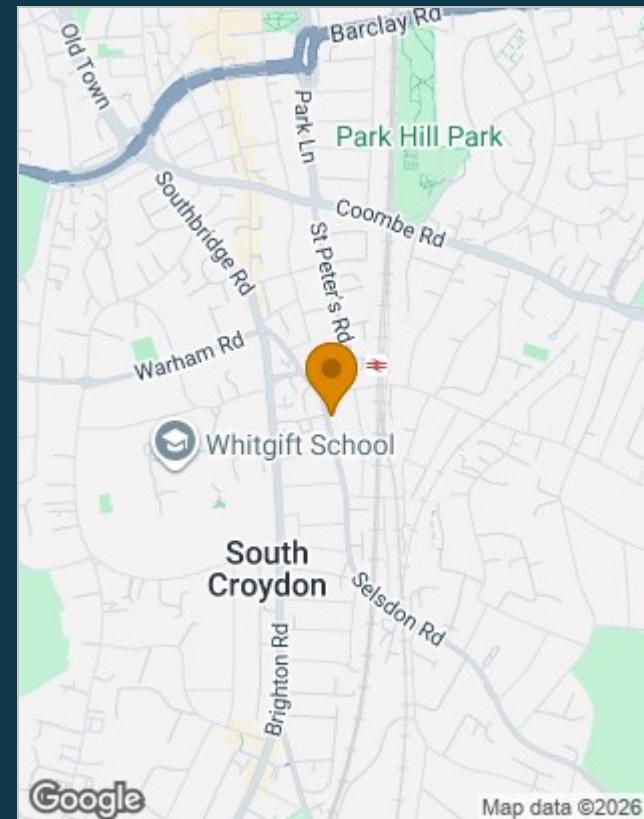




Floor Plans



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		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.