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MARRIOTT VERNON
ESTATE AGENTS

Roxton Gardens, Croydon, CR0 5AL

Offers in the region of £650,000



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Marriott Vernon present this substantial five bedroom family home with private gardens to front and rear and no chain, superbly situated in a sought after Addington Village location. The property offers bright and spacious, versatile accommodation spanning circa 1,875sqft, arranged over two floors. Ideal for modern family life, this wonderful home provides flexible, flowing living space with excellent scope to customise to suit own taste. Features include off street parking, three reception rooms, well equipped kitchen, ground floor study/bedroom with shower room, further family bathroom and WC, gas central heating, double glazing and ample inbuilt storage.

Accommodation comprises, to the ground floor; hallway with access to WC as well as three light and airy reception rooms with ample space for relaxing, entertaining and dining. A well equipped kitchen to the rear of the house with dual aspect windows and a range of matching wall and base units incorporating inset sink unit and further space for appliances. A versatile ground floor study/fifth bedroom with en-suite shower room completes the lower level living space. To the first floor; four well proportioned bedrooms – two with inbuilt storage – plus a family bathroom with bath suite and separate walk-in shower unit.

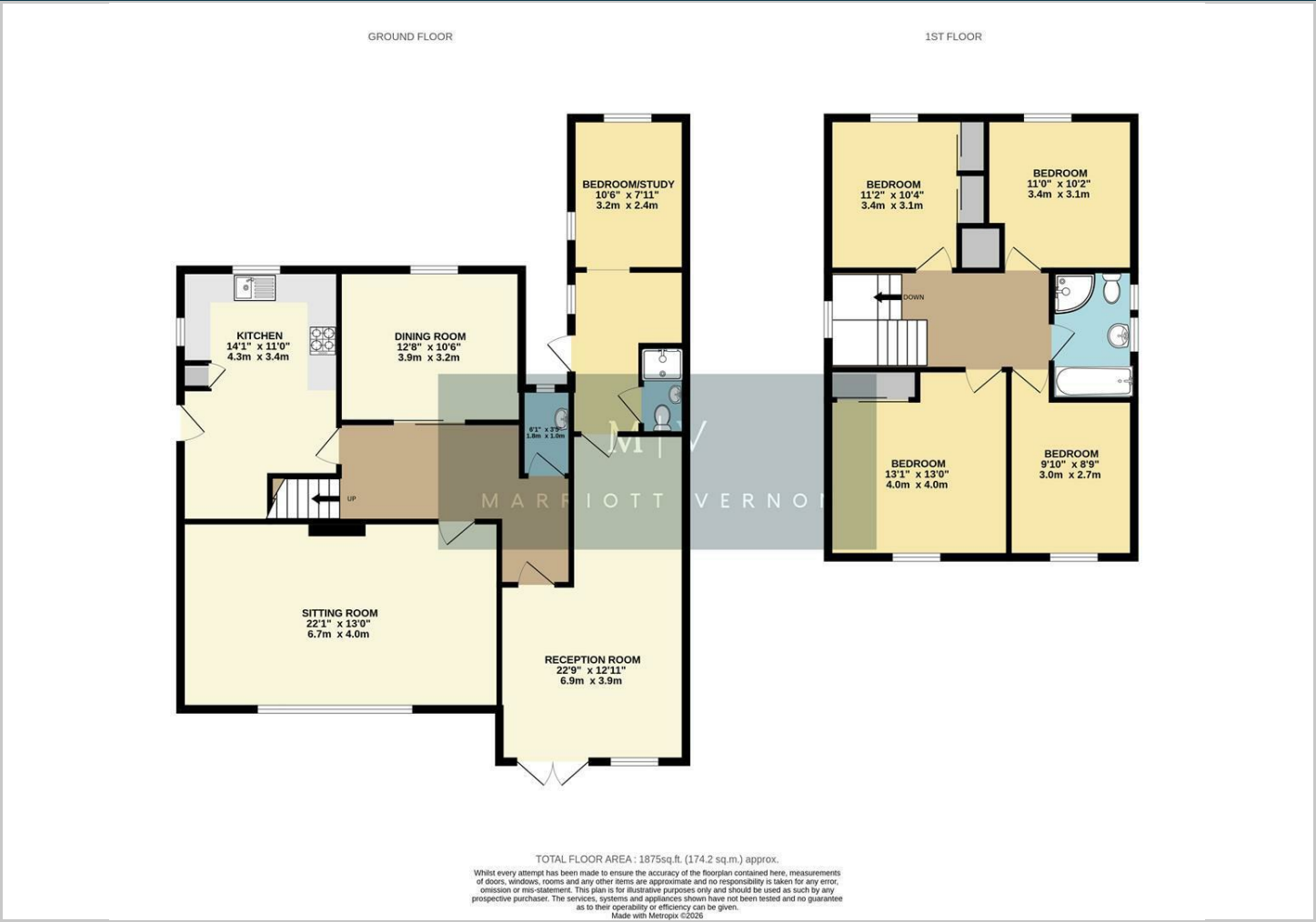
Addington Village, steeped in local history with a thousand year old church, working forge and village cricket ground, provides a unique 'village' location within just a short distance of Central Croydon. The property is conveniently located close to Tramlink connections linking Beckenham, Croydon and Wimbledon, as well as regular bus routes providing excellent services into Croydon town centre and East Croydon mainline station. Croydon town centre provides an array of shops, bars, restaurants and amenities, as well as leisure facilities and cinema, and is within a short drive or bus ride. The area is also well served by excellent local schools.







Floor Plans

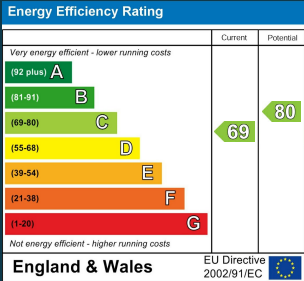


Location Map



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.



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.