

10 Winchelsey Rise, South Croydon, CR2 7BN

Guide price £1,100,000

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M|V
MARRIOTT VERNON

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Marriott Vernon present this stunning five bedroom detached family home with off street parking, garage and glorious garden superbly situated in a sought after residential location in South Croydon, moments from Croham Hurst Woods. The property has been beautifully maintained and appointed by the current owners, offering expansive accommodation with elegant interiors and high quality finish throughout, as well as further scope to extend as desired, STPP. Features include three inviting reception rooms, well equipped kitchen and separate utility, two bath/shower rooms (one en-suite), gas central heating, double glazing, quality floor coverings and ample inbuilt storage.

Accommodation comprises a spacious entrance hall leading into the front aspect reception room with ample space for relaxing and entertaining and double doors through to the large conservatory with garden views. A further dining room with front aspect bay offers excellent additional space. To the rear of the property, the well equipped kitchen comprises a quality range of high gloss wall and base units with work surfaces and breakfast bar area, incorporating inset sink unit, induction hob with inbuilt extractor, wall mounted oven, and further integrated appliances. A separate utility room offers additional work and appliance space. The kitchen opens through to a further lounge with doors onto the garden. To the first floor, there are five well proportioned bedrooms – one en-suite - plus a family bathroom with luxury bath suite and separate shower unit. A delightful bonus mezzanine area provides versatile living space.

The property is located within easy access of Tramlink from Lloyd Park, as well as South Croydon station, providing convenient links into East Croydon station and Central London. Regular bus routes also link nearby Croydon town centre with its array of shops and amenities, and the area is also well served by excellent schools.

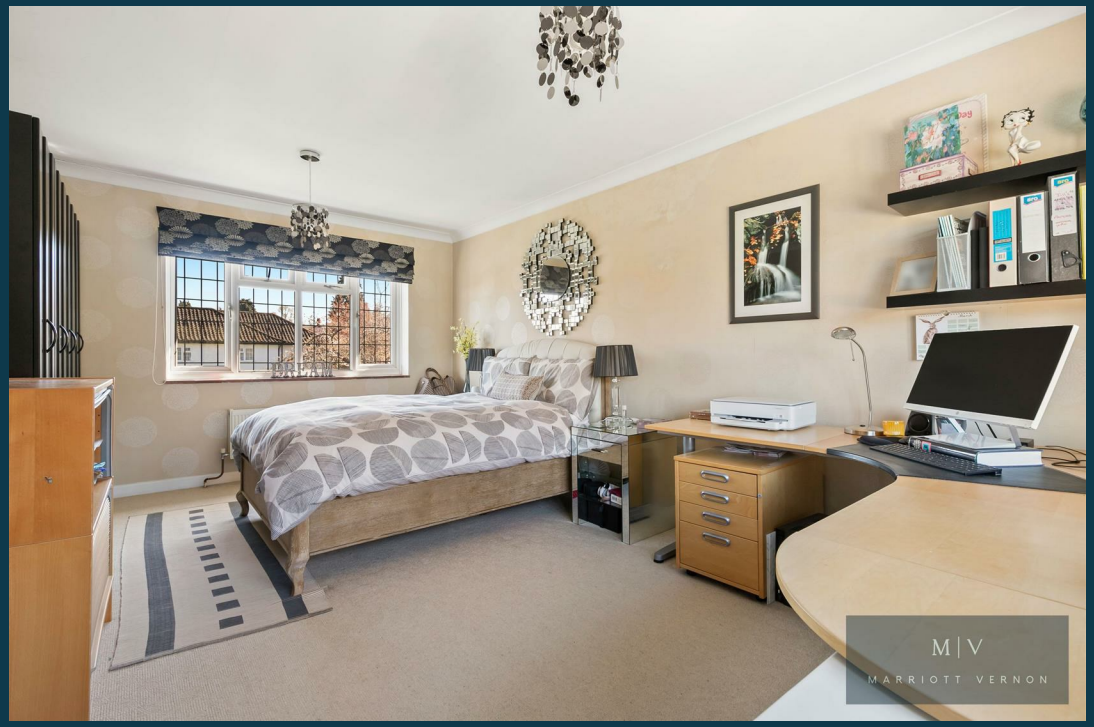







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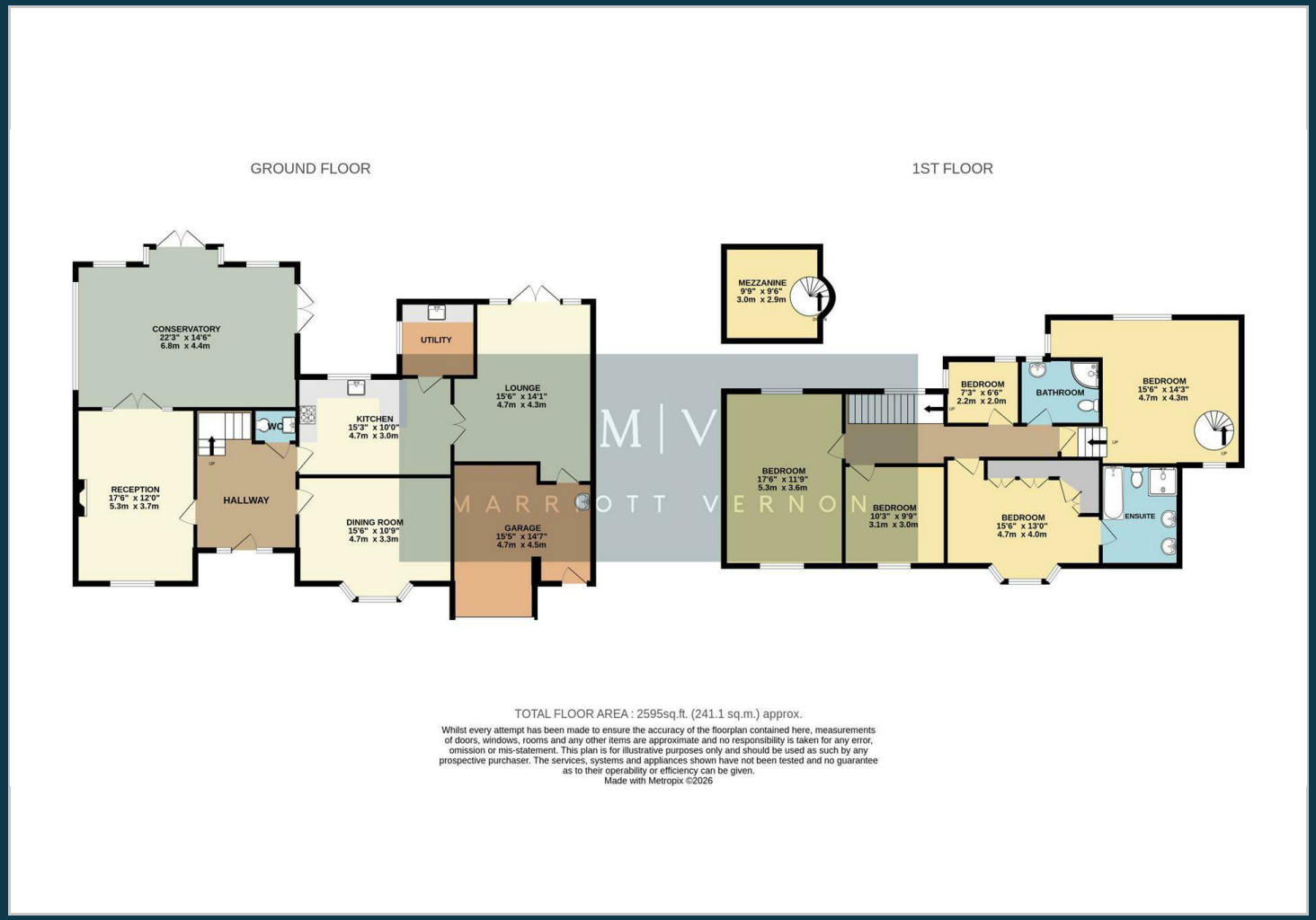

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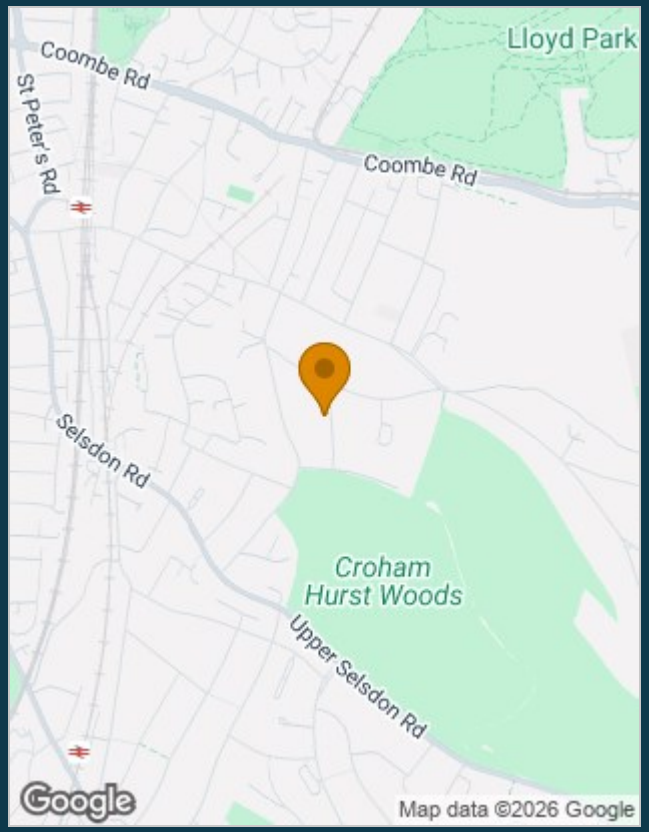
Floor Plans

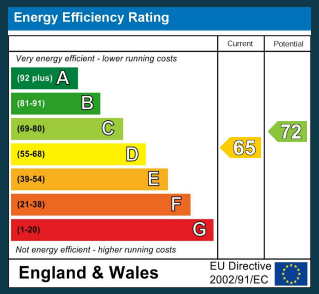


TOTAL FLOOR AREA : 2595sq.ft. (241.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

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