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MARRIOTT VERNON

ESTATE AGENTS



Temple Road, Croydon, CR0 1HT  
Guide price £700,000-£750,000

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# Temple Road Croydon, CR0 1HT

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Marriott Vernon present this beautiful four bedroom semi detached family home with private garden, superbly situated in a sought after quiet residential location close to South and East Croydon stations and town centre amenities. The property offers generous living space spanning three floors, as well as a cellar, with bright and spacious accommodation enjoying modern interiors and a wealth of period appeal. Features include a fantastic double length reception room, well equipped kitchen/diner, two bath/shower rooms (one en-suite), gas central heating, double glazing, quality floor coverings, high ceilings and ample inbuilt storage. Additionally planning permission has been granted for a ground floor extension.

Accommodation comprises entrance hall leading into the double length reception room with front aspect bay, door onto the garden, and ample space for relaxing, entertaining and dining To the rear of the property, the beautiful open plan kitchen/diner is truly the heart of the home, with fantastic space for all the family and double doors onto the garden – perfect for al fresco dining. The kitchen area comprises a quality range of fitted wall and base units with work surfaces, incorporating inset sink unit, hob with inbuilt extractor, oven, and further space for appliances. To the first floor, there are three well proportioned bedrooms - one with an appealing mezzanine level - plus a family bathroom and separate WC. The second floor is spanned by a generous double bedroom with en-suite bathroom, as well as access to remaining eaves storage space.

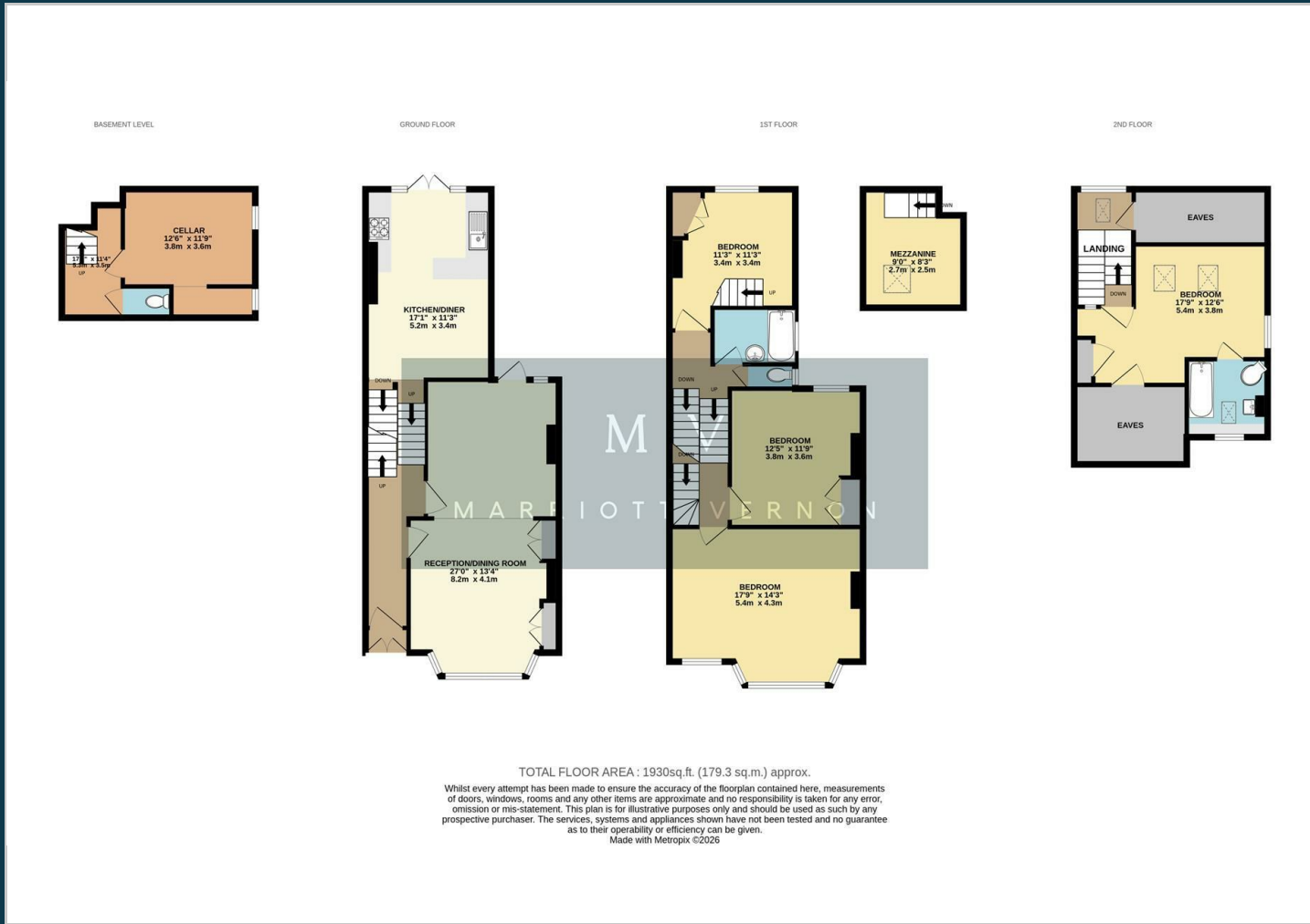
The property is superbly located within easy access of both South and East Croydon stations, each offering superb connections into Central London, Gatwick and the South Coast. Croydon town centre is close-by providing an array of shops and amenities, and the area is well served by good schools.







## Floor Plans



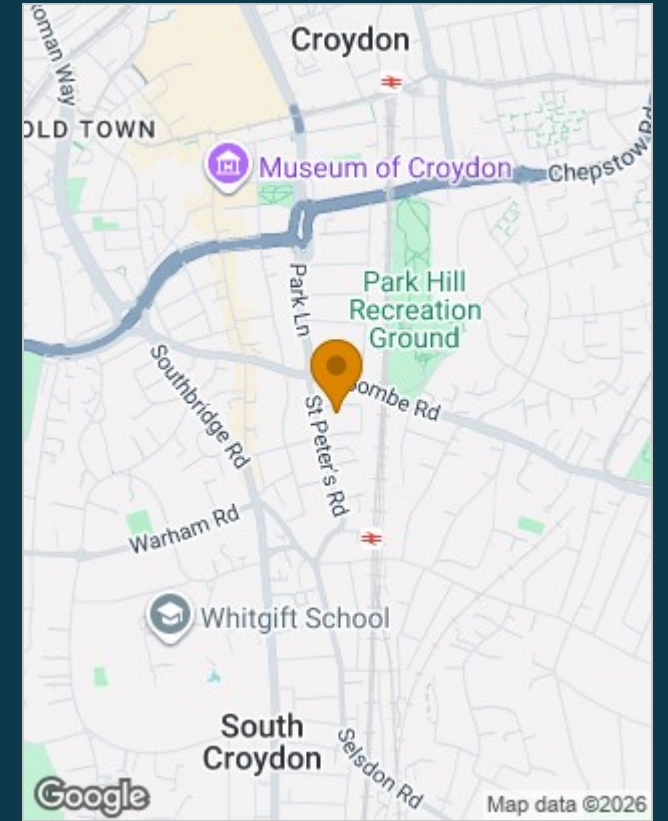
## Viewing

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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## Location Map



| Energy Efficiency Rating                    |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs |                         |         |           |
| (92 plus) <b>A</b>                          |                         |         |           |
| (81-91) <b>B</b>                            |                         |         |           |
| (69-80) <b>C</b>                            |                         |         |           |
| (55-68) <b>D</b>                            |                         |         |           |
| (39-54) <b>E</b>                            |                         |         |           |
| (21-38) <b>F</b>                            |                         |         |           |
| (1-20) <b>G</b>                             |                         |         |           |
| Not energy efficient - higher running costs |                         |         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |         |           |