

24 Manor Way, South Croydon, CR2 7BR

Guide price £750,000

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M|V
MARRIOTT VERNON

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Marriott Vernon present this characterful three bedroom detached family home with delightful 140' south facing garden, driveway parking and garage, superbly situated in the sought after Croham Hurst area of South Croydon. Boasting excellent potential, with planning granted for a substantial extension, the property provides a fantastic opportunity for further extension and modernisation.

Currently, the property offers bright and spacious accommodation over two floors plus a basement cellar, with a wealth of character appeal and original features including beamed ceilings, oak flooring, feature windows and fireplaces.

Features include an impressive triple aspect reception room, well equipped kitchen, two bath/shower rooms, conservatory, gas central heating, and leaded light windows, as well as an external workshop and gardeners WC.

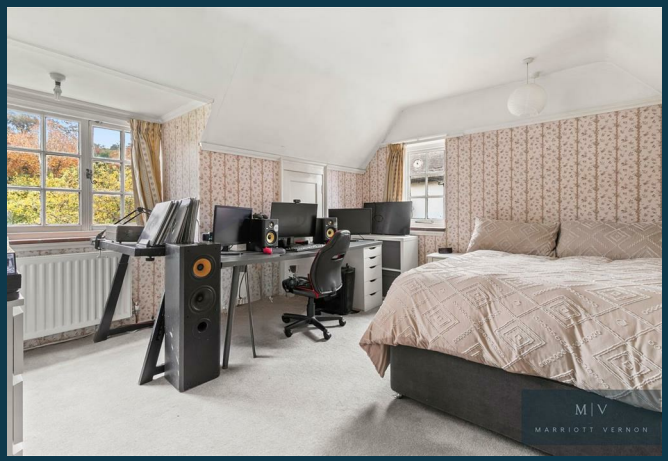
Accommodation comprises entrance porch and panelled hallway with turning staircase rising to the first floor, leading into the reception room with two bay windows, feature fireplace and double doors onto the garden. The adjacent kitchen/breakfast room, also with garden access, comprises a range of wall and base units with work surfaces, incorporating inset sink unit and space for appliances.

To the first floor, there are three generously sized bedrooms plus a family bathroom and additional shower room.

The property is superbly located within easy access of Tramlink from Lloyd Park, as well as South Croydon station, providing convenient links into East Croydon mainline station and the surrounding area. Regular bus routes 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 Coombe Bank, Royal Russell, Whitgift and Croydon High, as well as Croham Hurst Woods and Croham Hurst Golf Course.









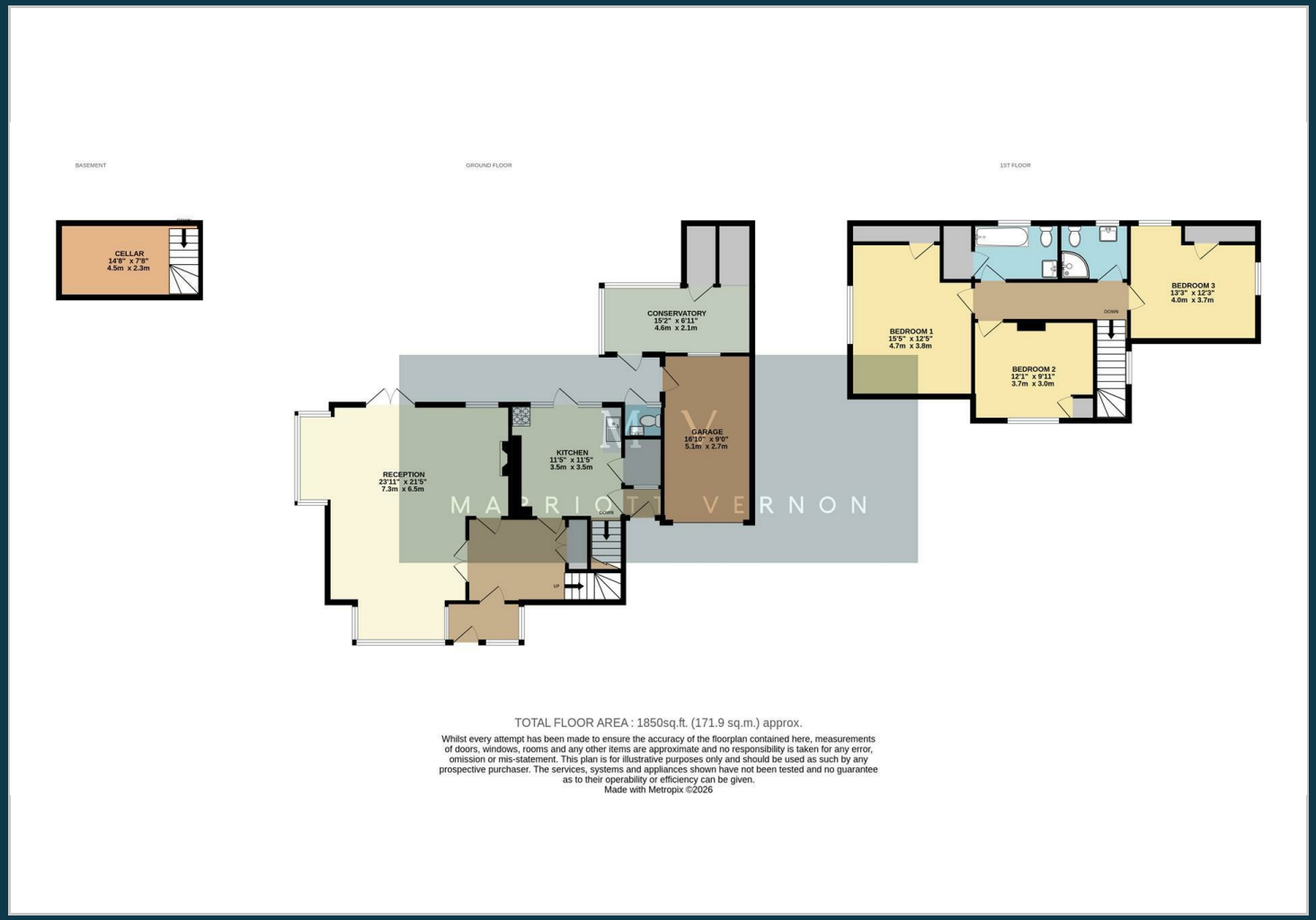







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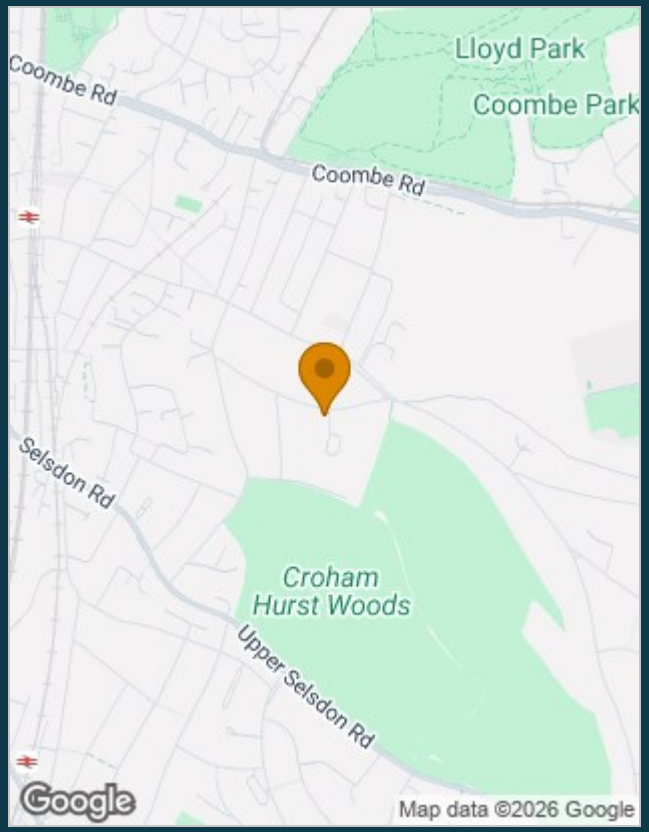
Floor Plans

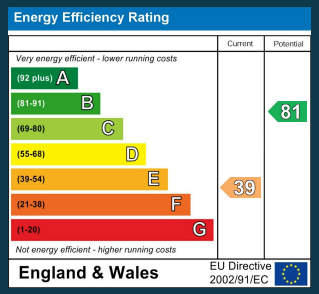


TOTAL FLOOR AREA : 1850sq.ft. (171.9 sq.m.) approx.

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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