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MARRIOTT VERNON
ESTATE AGENTS



17 Queenhill Road, South Croydon, CR2 8DU
Guide price £750,000



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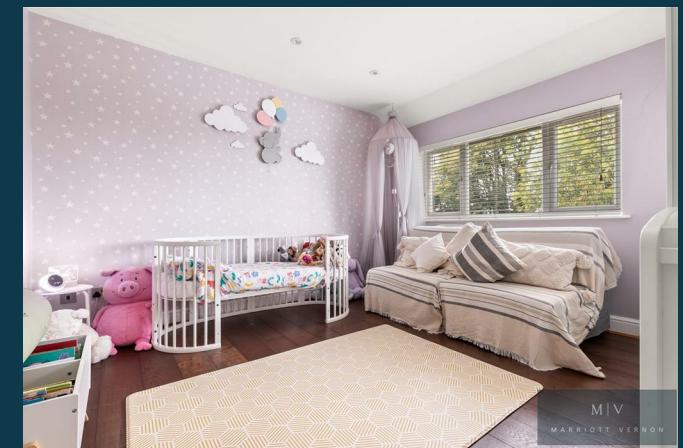
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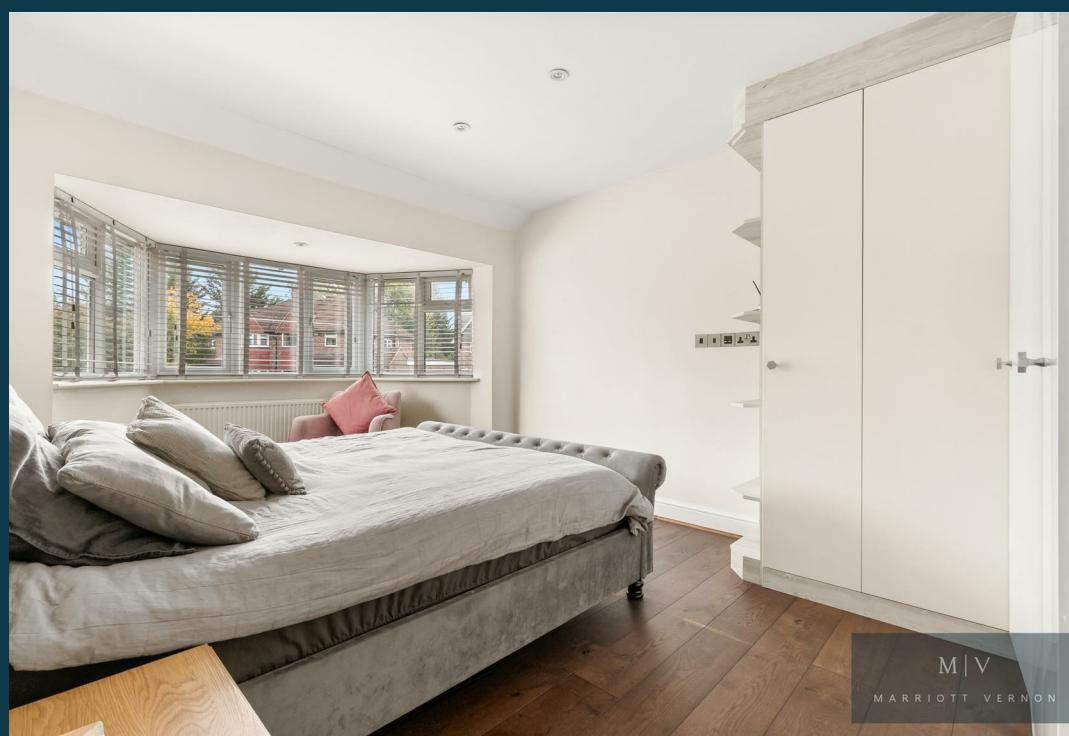
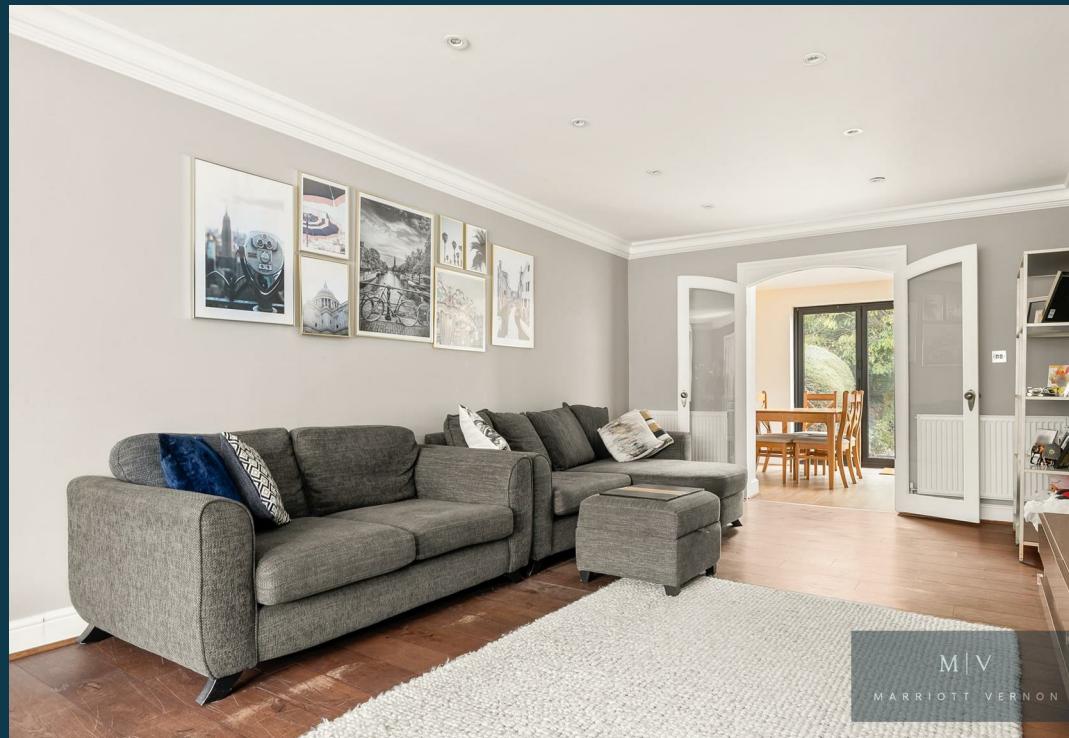
Marriott Vernon welcome to the market this well presented and thoughtfully extended semi-detached home offering generous and versatile living space, perfect for modern family life. Set on a popular residential road close to local amenities in Selsdon, the property has been updated and maintained to an excellent standard throughout.

Approached via its own driveway with parking for multiple vehicles, the property benefits from an integral garage and attractive frontage. Inside, the home features a bright through lounge over 29' with bay window and doors leading to a stunning extended kitchen/dining room fitted with a contemporary brand new kitchen, modern flooring and bi-fold doors opening directly onto the private rear garden — ideal for entertaining.

Upstairs, there are four well-proportioned bedrooms and a newly refitted family bathroom, while the ground floor also includes a modern shower room for added convenience. The property further benefits from gas central heating with a Vaillant boiler and a loft with skylights and boarding, providing excellent storage or potential for further conversion (subject to planning). Outside, the rear garden is mainly laid to lawn with a patio area — perfect for family enjoyment and outdoor dining.

Situated on the sought after Queenhill Road, enjoying easy access to Selsdon's comprehensive range of amenities, including supermarkets (Sainsbury's, Aldi and Iceland), cafés and restaurants. Families benefit from an excellent choice of both state and independent schools, while commuters will appreciate convenient bus links to Croydon town centre and mainline stations offering services into London.





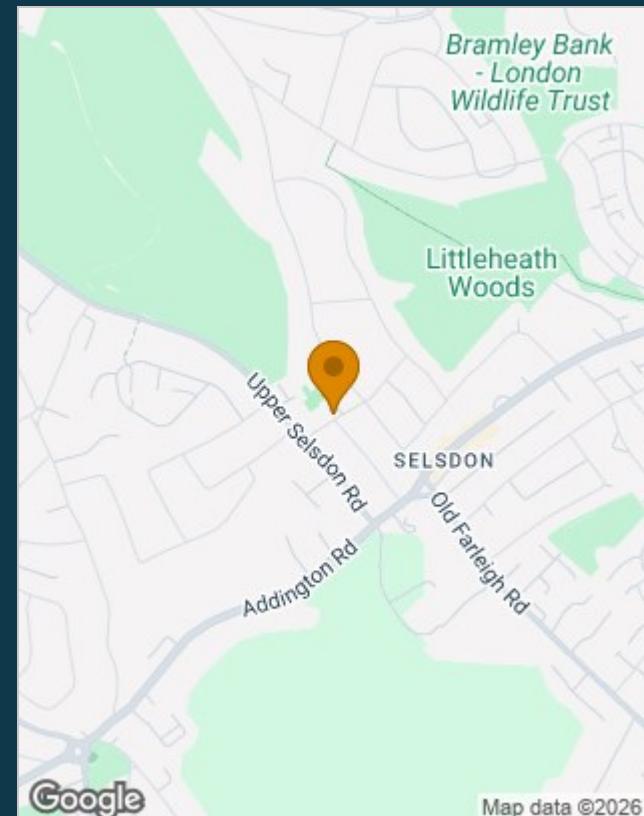


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Floor Plans



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.