

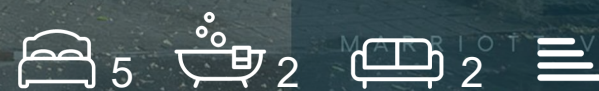
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MARRIOTT VERNON  
ESTATE AGENTS



61 Pagehurst Road, Croydon, CR0 6NS

Asking price £650,000



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# 61 Pagehurst Road Croydon, CR0 6NS

- Stunning Five Bedroom Terraced House
- Extended Living Space with Quality Finish
- Impressive Open Plan Reception/Kitchen/Diner
- Private Garden
- Easy Access East Croydon Station

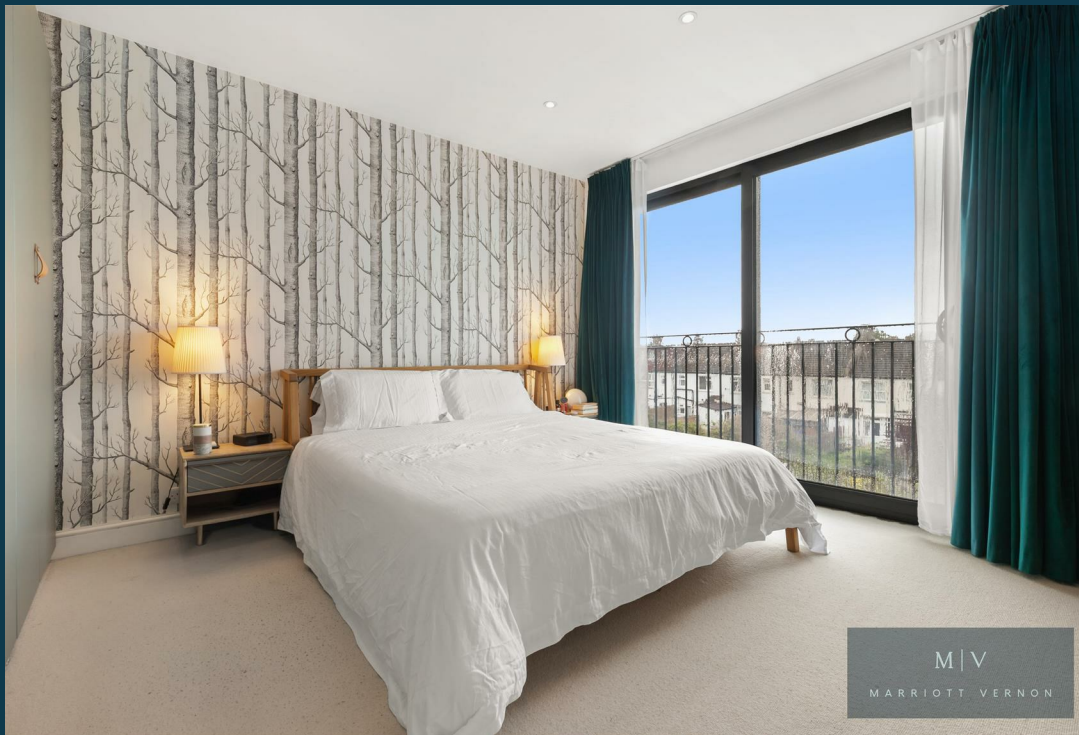
- Sought After Addiscombe Location
- Off Street Parking With Dropped Kerb
- Two Luxury Bath/Shower Rooms (One En-Suite) Plus Guest WC
- Close to Tramlink at Blackhorse Lane
- Moments from Shops, Schools and Open Spaces

Marriott Vernon present this stunning five bedroom terraced family home with private garden, superbly situated in a sought after location close to Tramlink connections serving East Croydon station and local High Street amenities. The property has been significantly extended, offering spacious accommodation over three floors, with elegant interiors, high quality finish and neutral palette throughout. Ideal for modern family life, with flowing living space creating the perfect blend of luxury and convenience, this impressive home is not to be missed. Features include off street parking with dropped kerb, an inviting front aspect reception, impressive kitchen/diner, two luxury bath/shower rooms (one en-suite), guest WC, gas central heating, double glazing and inbuilt storage.

Accommodation comprises entrance hall with access to WC, leading into the front aspect reception with ample space for relaxing and entertaining. To the rear of the property, the beautiful open plan reception/kitchen/diner is flooded with natural light from bi-folding doors spilling out onto the external patio and garden beyond. The kitchen area comprises a quality range of fitted wall and base units with quartz work surfaces and central island, inset sink unit, induction hob with inbuilt extractor, wall mounted oven, and further space for appliances. To the first floor, there are three well proportioned bedrooms, plus a beautiful family bathroom with free-standing bath suite and separate shower. To the second floor, there are two further bedrooms, including an impressive principal bedroom suite with Juliette style balcony and en-suite shower.

The property is located close to Tramlink at Blackhorse Lane, as well as regular bus routes providing excellent fast and frequent links to nearby East Croydon station and Croydon town centre. Lower Addiscombe Road is just a short walk away providing an array of local shops and good schools and open spaces including nearby Ashburton Park



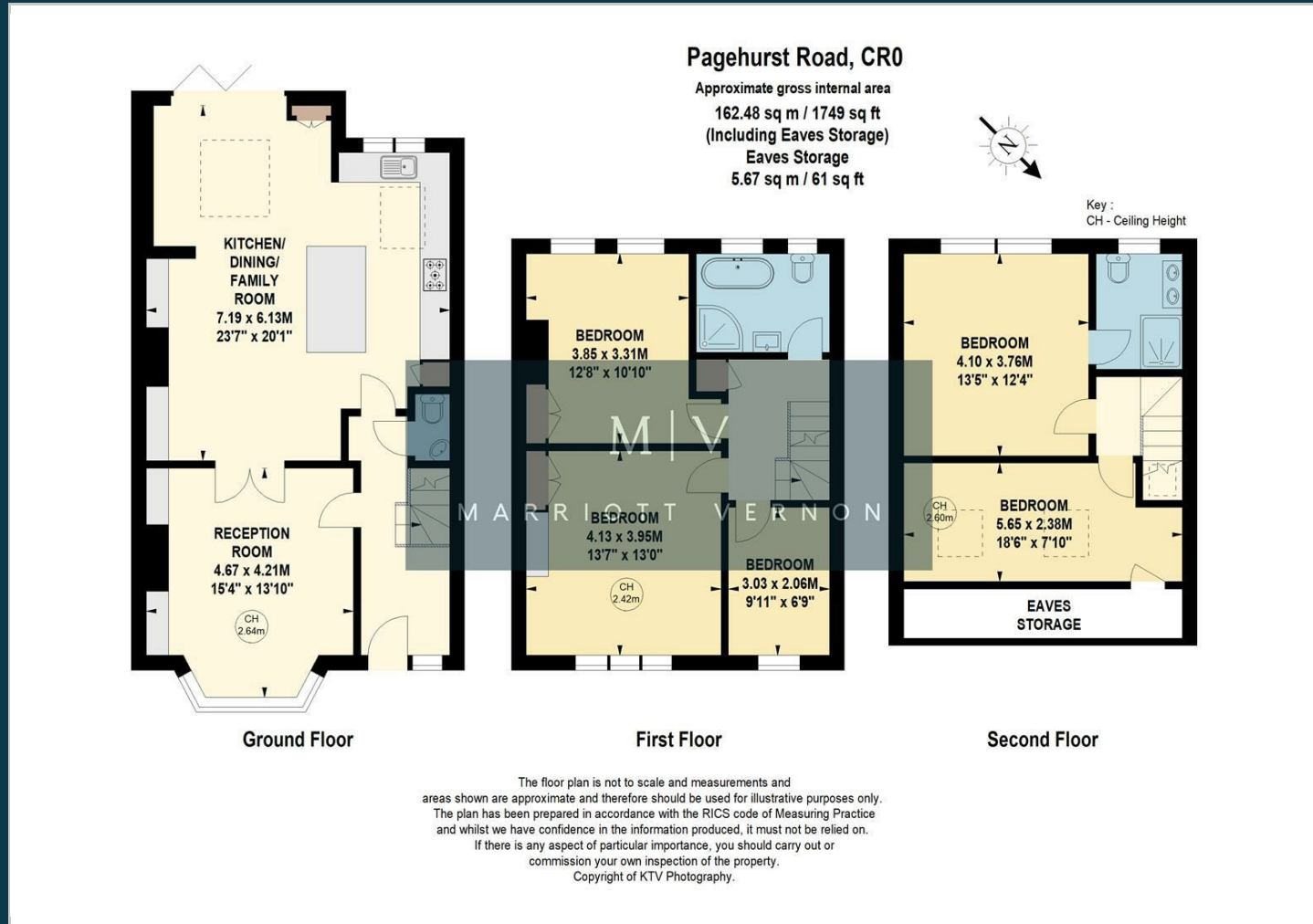




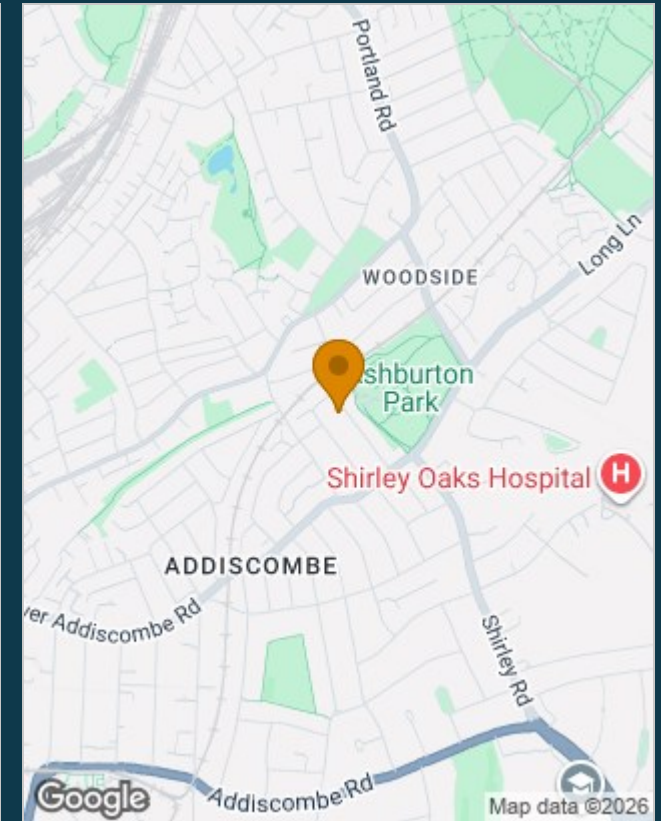
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## Floor Plans



## 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) <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	

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.