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MARRIOTT VERNON

ESTATE AGENTS



St. Peters Road, Croydon, CR0 1HS

Guide price £950,000-£1,000,000



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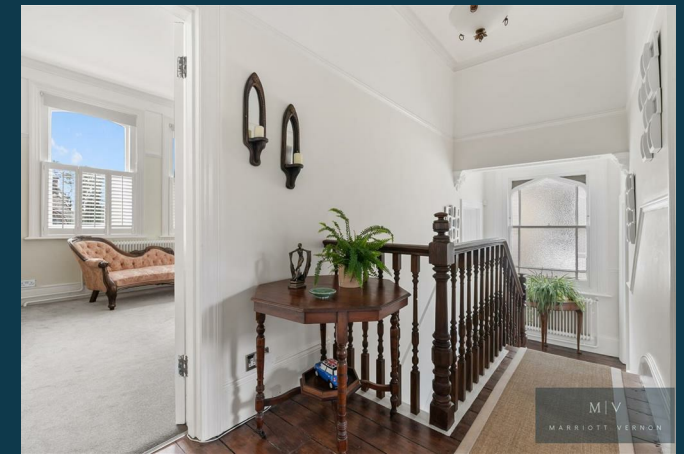
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Marriott Vernon present to the market this stunning four/five bedroom detached property with garage, off street parking for two cars and private garden with side access, superbly situated in the heart of South Croydon, moments from transport links and amenities. The property, offered to the market with no onward chain, offers extensive versatile accommodation with a wealth of character appeal, beautifully maintained throughout. Flowing living space with a flexible layout provides the perfect base for family life, with two reception rooms, a large eat-in kitchen/diner and three bath/shower rooms, as well as a cellar.

Accommodation briefly comprises; entrance hall leading into the bright and spacious double length dual aspect reception room with double doors onto the garden. A further reception room provides additional space with an attractive bay window to the front of the house. The well equipped kitchen/diner, also with garden access, comprises a range of matching wall and base units. There is a further reception room/fifth bedroom with adjacent shower room – ideal for multi generational living – as well as a separate utility and guest WC. The cellar is split into two rooms with additional walk-in storage cupboards. To the first floor, there are four well proportioned bedrooms – including a large principal bedroom with en-suite bath/shower room - plus an elegant family bathroom with roll-top bath suite. A separate WC completes the generous accommodation.

The property is located moments from South Croydon station and within easy access of East Croydon station, offering connections into Central London. Croydon itself, and the 'Restaurant Quarter' is just a stroll away for a selection of bars and restaurants, and the area is well served by excellent schools including Whitgift, Royal Russell and Coombe Wood as well as numerous primary schools.

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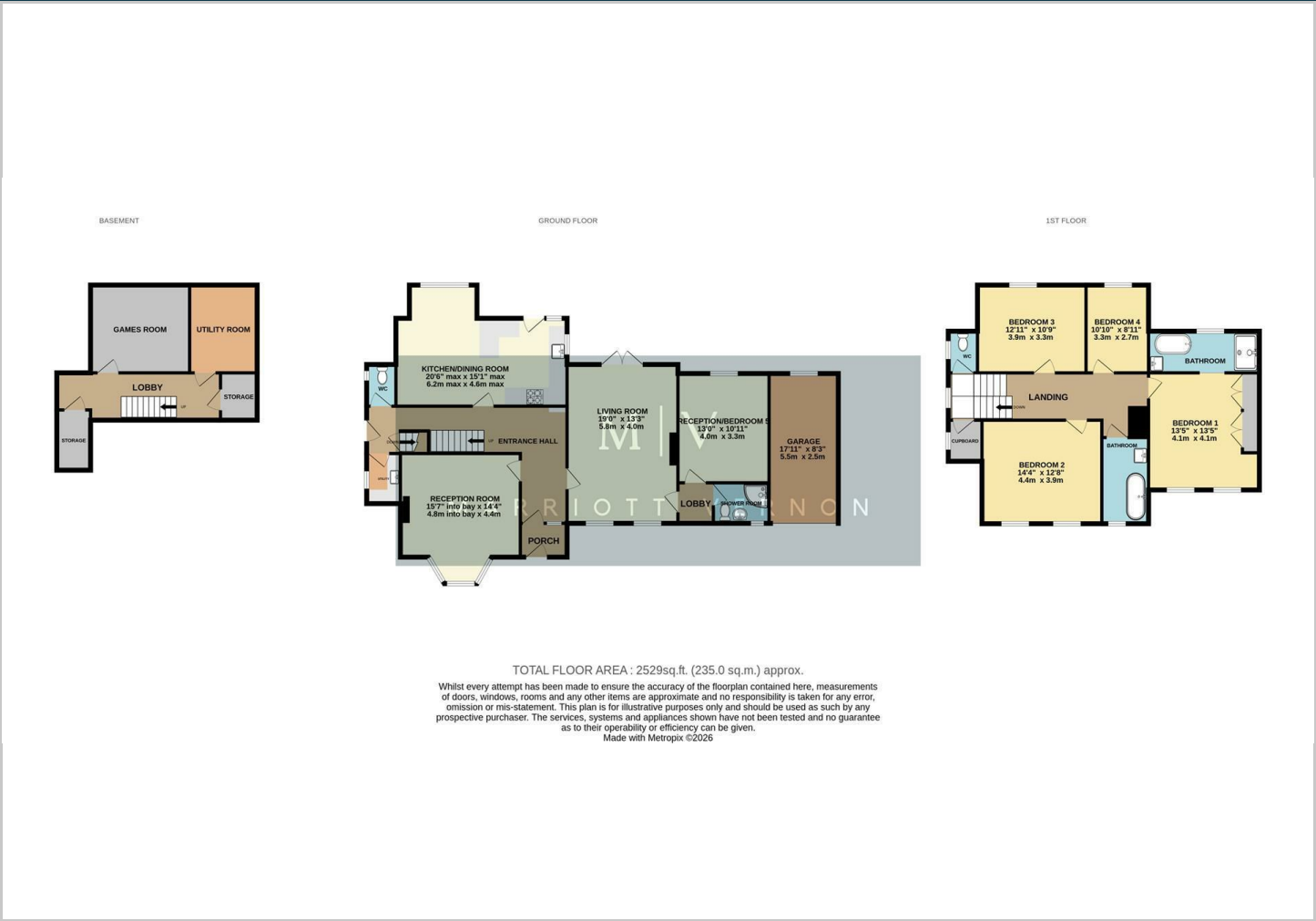




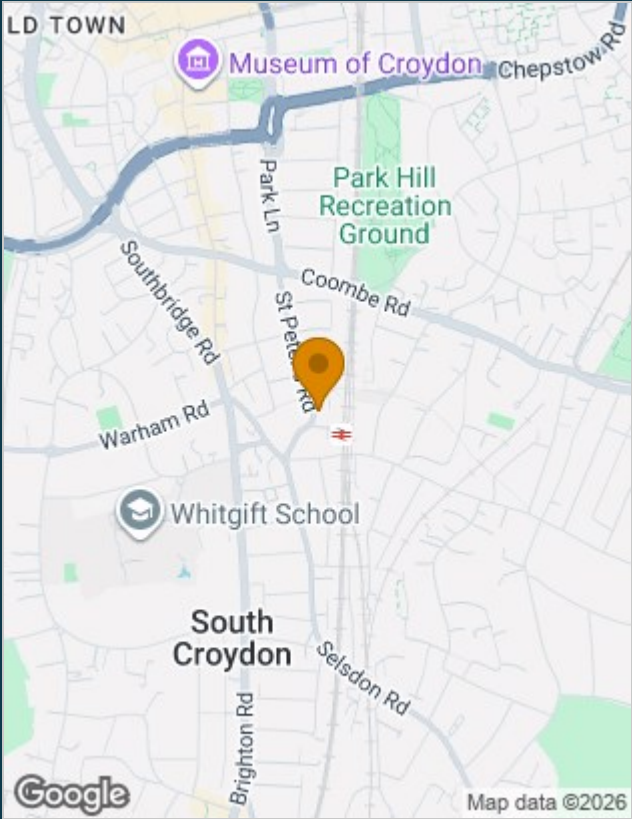
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Floor Plans



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.