

M | V

MARRIOTT VERNON  
ESTATE AGENTS



12 Stanley Gardens, South Croydon, CR2 9AH  
Guide price £625,000-£650,000



M | V

MARRIOTT VERNON



M|V  
MARRIOTT VERNON

# 12 Stanley Gardens

## South Croydon, CR2 9AH

\*\*\*Guide Price £625,000-£650,000\*\*\*

Marriott Vernon are delighted to present this beautifully presented, extended three bedroom semi detached family home with driveway parking, garage and glorious private garden, superbly situated in a sought after cul-de-sac location close to Sanderstead village. The property has been superbly appointed by the current owners, offering bright and spacious accommodation, with modern interiors, high quality finish and neutral decor throughout - ideal for modern family life, with flowing living space creating the perfect blend of comfort and convenience. Features include a double length reception room, impressive extended kitchen/diner, separate utility, shower room, downstairs WC, gas central heating, double glazing, and ample inbuilt storage.

Accommodation comprises entrance hall leading into the double length reception room with ample space for relaxing and entertaining. To the rear of the property, the beautiful open plan kitchen/diner is flooded with natural light from overhead skylight windows and double doors spilling out onto the patio and garden beyond. The kitchen area comprises a range of matching white fronted wall and base units with work surfaces incorporating inset sink unit, gas hob with overhead extractor, wall mounted oven, and further space for appliances. A separate utility offers additional work and appliance space, as well as a useful WC. To the first floor, there are three well proportioned bedrooms plus a shower room.

The property is located within easy access of local bus routes providing an easy connection into Croydon and Purley town centres. Sanderstead Village itself, as well as nearby Warlingham, offer a variety of shops, cafes, restaurants and local amenities, and the area is well served by excellent schools including Atwood Primary, Gresham Primary, Hamsey Green Infants and Juniors, Riddlesdown Collegiate and Warlingham School.

Guide price £625,000-£650,000



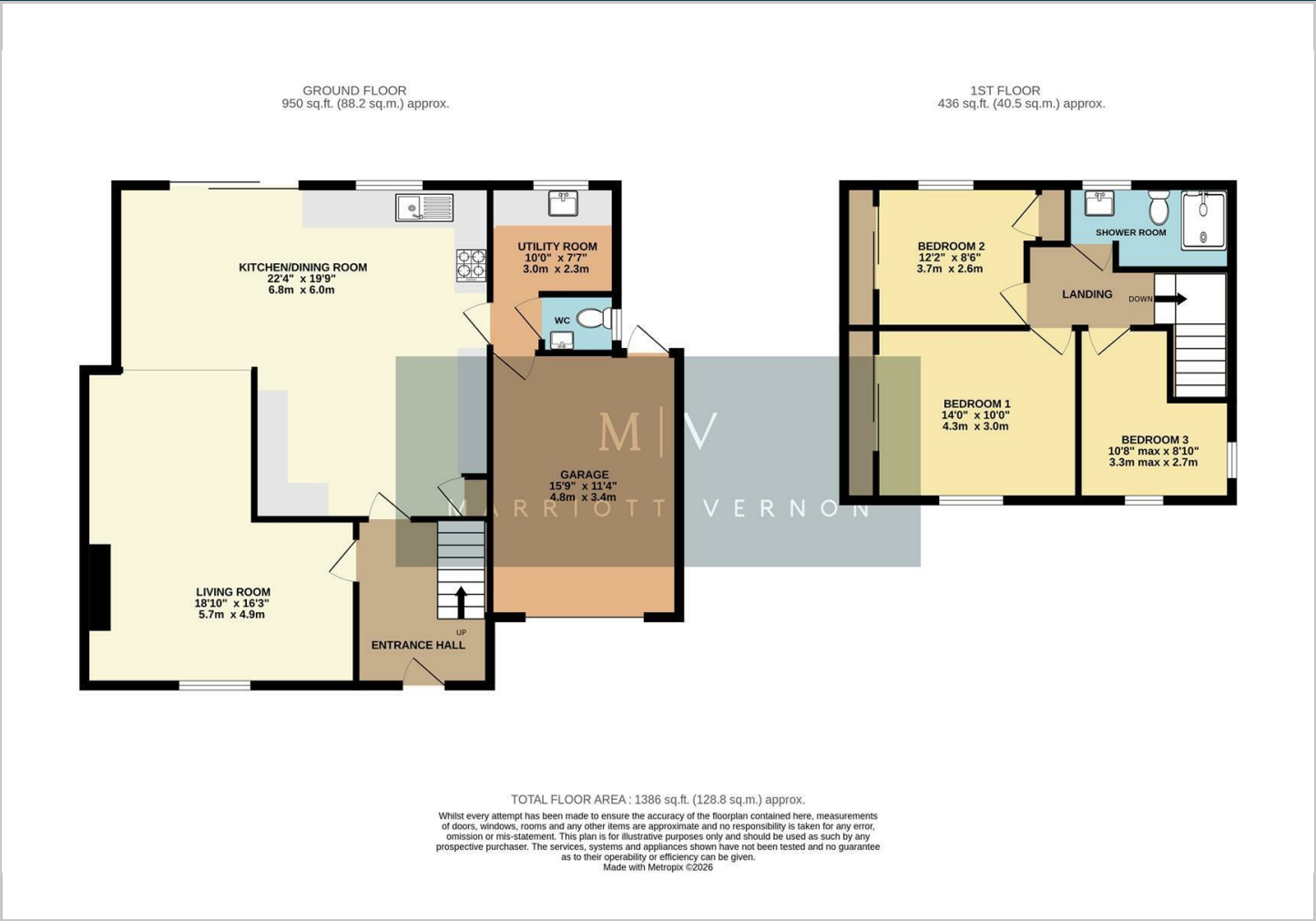




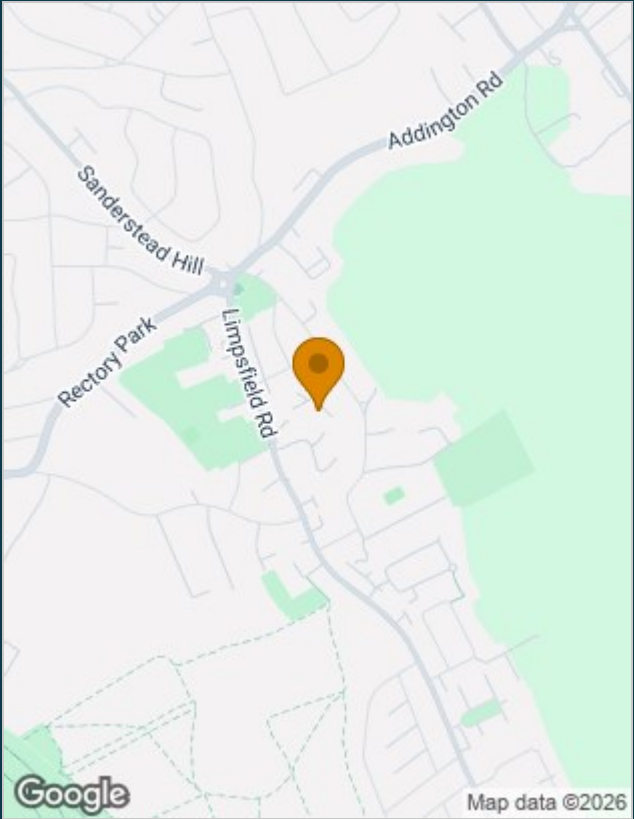
M/V

MARRIOTT VERNON

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.

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.

| 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<br>2002/91/EC |