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ESTATE AGENTS



10 Normanton Road, South Croydon, CR2 7AR

Guide price £580,000



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# 10 Normanton Road South Croydon, CR2 7AR

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\*\*\*Guide Price £580,000-£600,000\*\*\*

Marriott Vernon present this stunning five bedroom semi detached house with driveway and private garden ideally situated close to South Croydon station and amenities. The property offers spacious accommodation over three floors, perfectly blending comfort and convenience for a modern lifestyle in this fantastic residential location. Flowing living space provides a versatile layout, with stylish interiors and quality finish throughout. Features include a beautiful first floor lounge, well equipped ground floor kitchen, sunny conservatory, flexible ground floor bedroom/reception, three bath/shower rooms (two en-suite), gas central heating and double glazing.

Accommodation comprises entrance hall with inbuilt storage and access to guest WC, leading into the light and airy kitchen/breakfast room with double doors through to the sunny conservatory and garden beyond, additionally there is a ground floor bedrooms/reception room. To the first floor, there is a generous reception room with peaceful rear aspect and plenty of space for relaxing and entertaining. Two bedrooms and a family bathroom complete the first floor accommodation. To the second floor, there are a further two double bedrooms, each with en-suite 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.

Viewings are highly recommended.







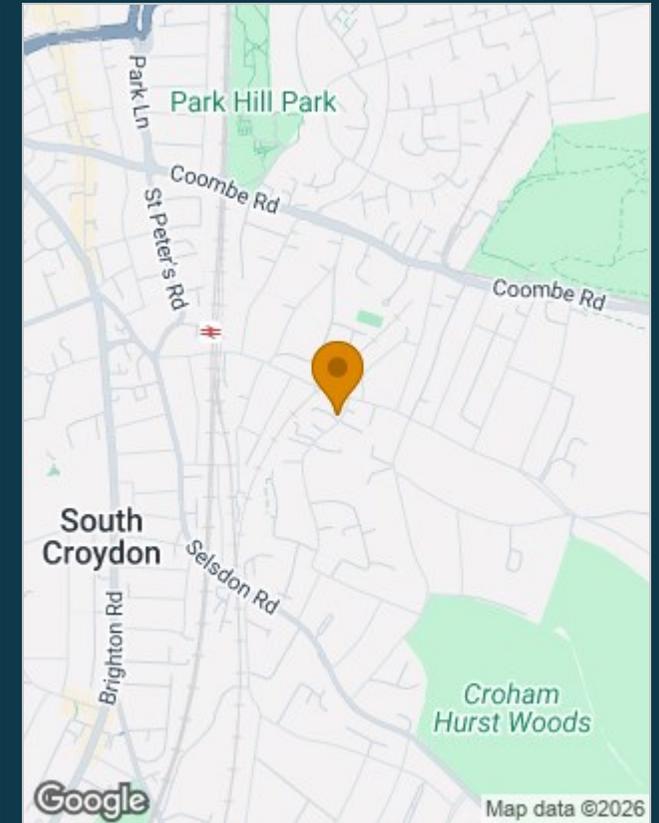
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## Floor Plans



## 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>		75	79
(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.