

M | V

MARRIOTT VERNON
ESTATE AGENTS

M | V
MARRIOTT VERNON
FOR SALE
0208 657 7778

64 Blenheim Crescent, South Croydon, CR2 6BP

Price guide £700,000



M | V

MARRIOTT VERNON



64 Blenheim Crescent

South Croydon, CR2 6BP

Well Presented Five Bedroom Halls Adjoining Semi Detached House

Period Appeal and Modern Finish

Well Equipped Kitchen and Separate Utility/WC

Delightful Private Garden

Close to Excellent Transport Links

Sought After Quiet Residential Location

Two Beautiful Reception Rooms

Two Bath/Shower Rooms

Garage to Side

Easy Access Shops, Schools and Amenities

*** Guide Price £700,000 - £750,000 ***

Marriott Vernon present to the market, along side our joint sole agents SHW, this substantial five bedroom halls adjoining semi detached house with delightful private South East facing rear garden and garage to side, ideally situated in a sought after residential location close to transport links, schools and amenities. Well maintained, the property provides bright and spacious accommodation with a wealth of original features, sympathetically enhanced with modern interiors throughout. Flowing living space, flooded with natural light, creates the perfect balance of comfort and convenience for a modern lifestyle. Features include two large reception rooms, well equipped kitchen, separate utility/WC, two bath/shower rooms, principal bedroom with dressing room, gas central heating, and double glazing.

Accommodation comprises entrance hall with stairs rising to the first floor and access to leading into the light and airy front aspect reception room with wide bay and fantastic space for relaxing and entertaining. To the rear of the house, a further reception/dining room, with feature fireplace, enjoys direct access onto the garden. The separate kitchen comprises a range of matching wall and base units with hob with overhead extractor, wall mounted electric oven, and further integrated appliances and access to utility room with WC. To the first floor, there are three well proportioned bedrooms - with dressing room to the largest room - plus a family bathroom and separate WC. The second floor offers a further two bedrooms, a study and a shower room.

The property is superbly located within easy access of Purley Oaks and Sanderstead stations, providing convenient links into East Croydon mainline station and Central London. Regular bus routes provide connections into nearby Croydon town centre and South Croydon's 'Restaurant Quarter' is also close-by. The area is also well served by excellent schools.



M|V
MARRIOTT VERNON



M|V
MARRIOTT VERNON



M|V
MARRIOTT VERNON



M|V
MARRIOTT VERNON

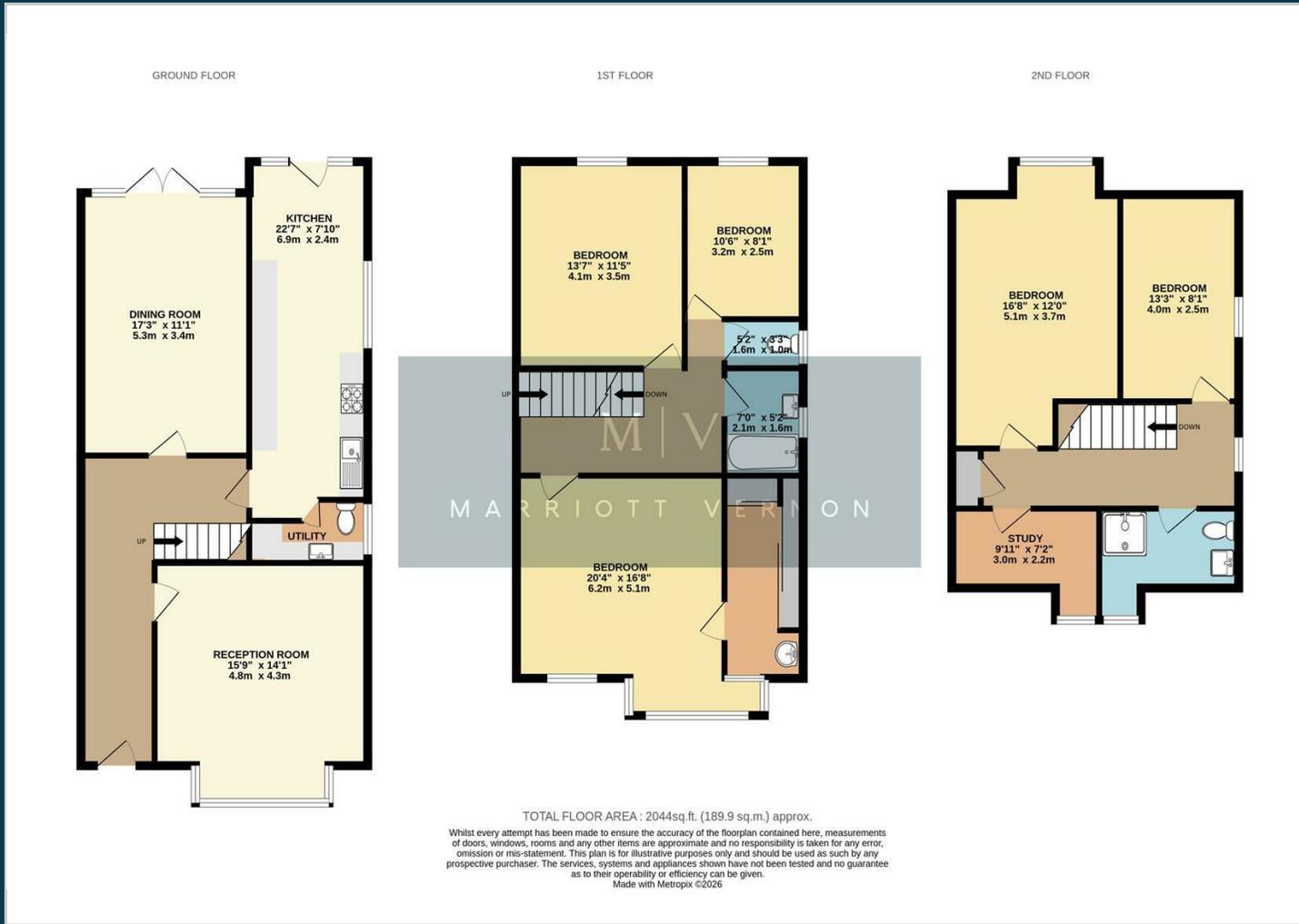




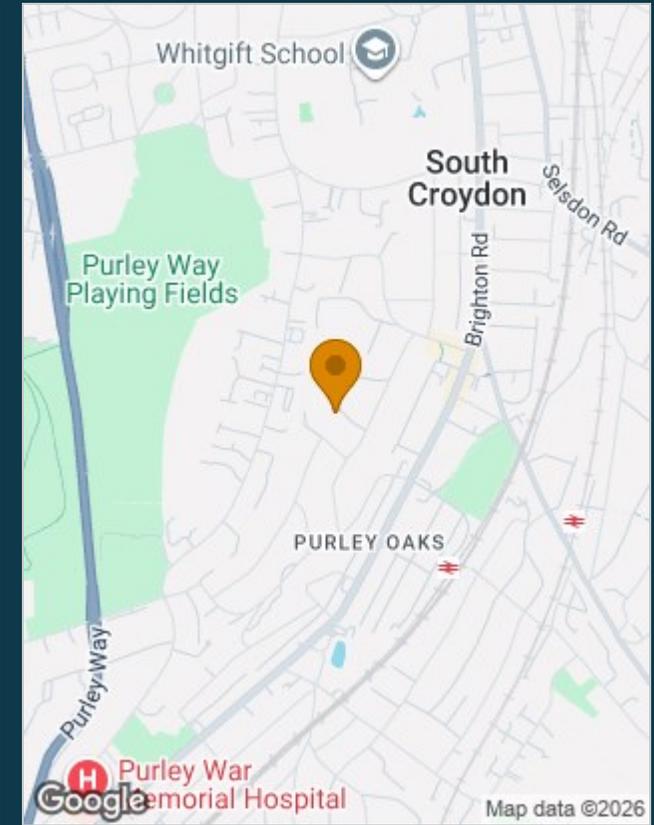
M | V

MARRIOTT VERNON

Floor Plans



Location Map



Viewing

Please contact Marriott Vernon or our joint agents Stiles Harold Williams on the details below 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			74
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	