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MARRIOTT VERNON  
ESTATE AGENTS



Croham Road, South Croydon, CR2 7HF

Offers in excess of £1,000,000





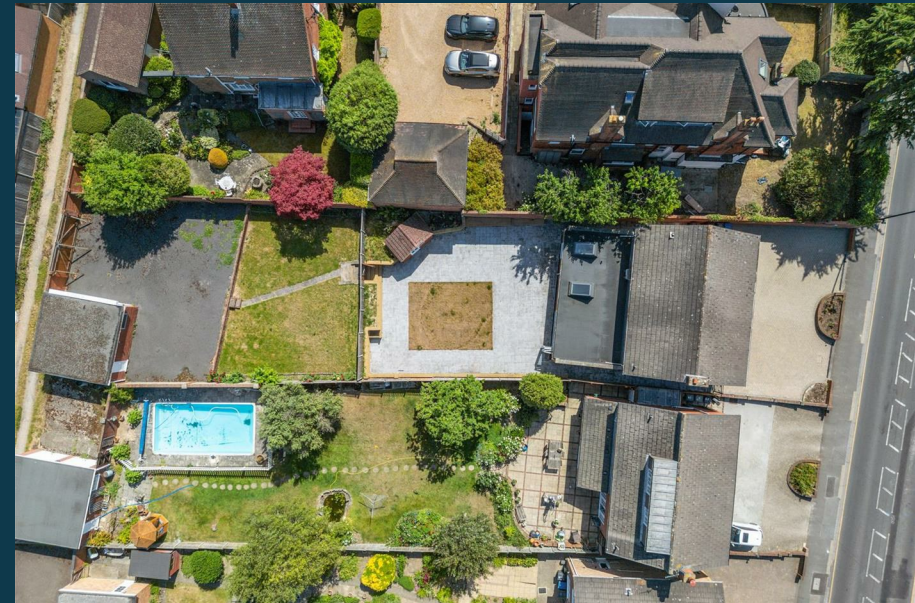
# 67A Croham Road South Croydon, CR2 7HF

Offers in excess of £1,000,000

Marriott Vernon present this extended four/five bedroom detached family home with off street parking, garage to rear, garden and no onward chain, enviably situated in a sought after residential location with development potential STPP. The property has been significantly extended by the current owners, offering bright and spacious accommodation with modern interiors and quality finish throughout. Flowing living space creates the perfect balance of comfort and convenience, with a large ground floor extension providing fantastic space for family life and entertaining. Features include three reception rooms, well equipped kitchen and separate utility, two bath/shower rooms (one en-suite) plus WC, gas central heating, double glazing and inbuilt storage. The property further benefits from development potential to the rear of the garden subject to planning permission.

Accommodation comprises entrance hall, large reception room and adjoining dining area, with front aspect bay and access through to the rear extension. Flooded with natural light from overhead skylight window and bi-folding doors onto the garden, the rear reception provides an additional fantastic family space. The separate kitchen, with double doors onto the garden and access to a utility room, comprises a quality range of matching wall and base units with work surfaces incorporating inset sink unit, hob with overhead extractor, electric oven and further space for appliances. A versatile fifth bedroom/study and guest WC complete the ground floor accommodation. To the first floor, there are four double bedrooms – one en-suite - plus a family bathroom.

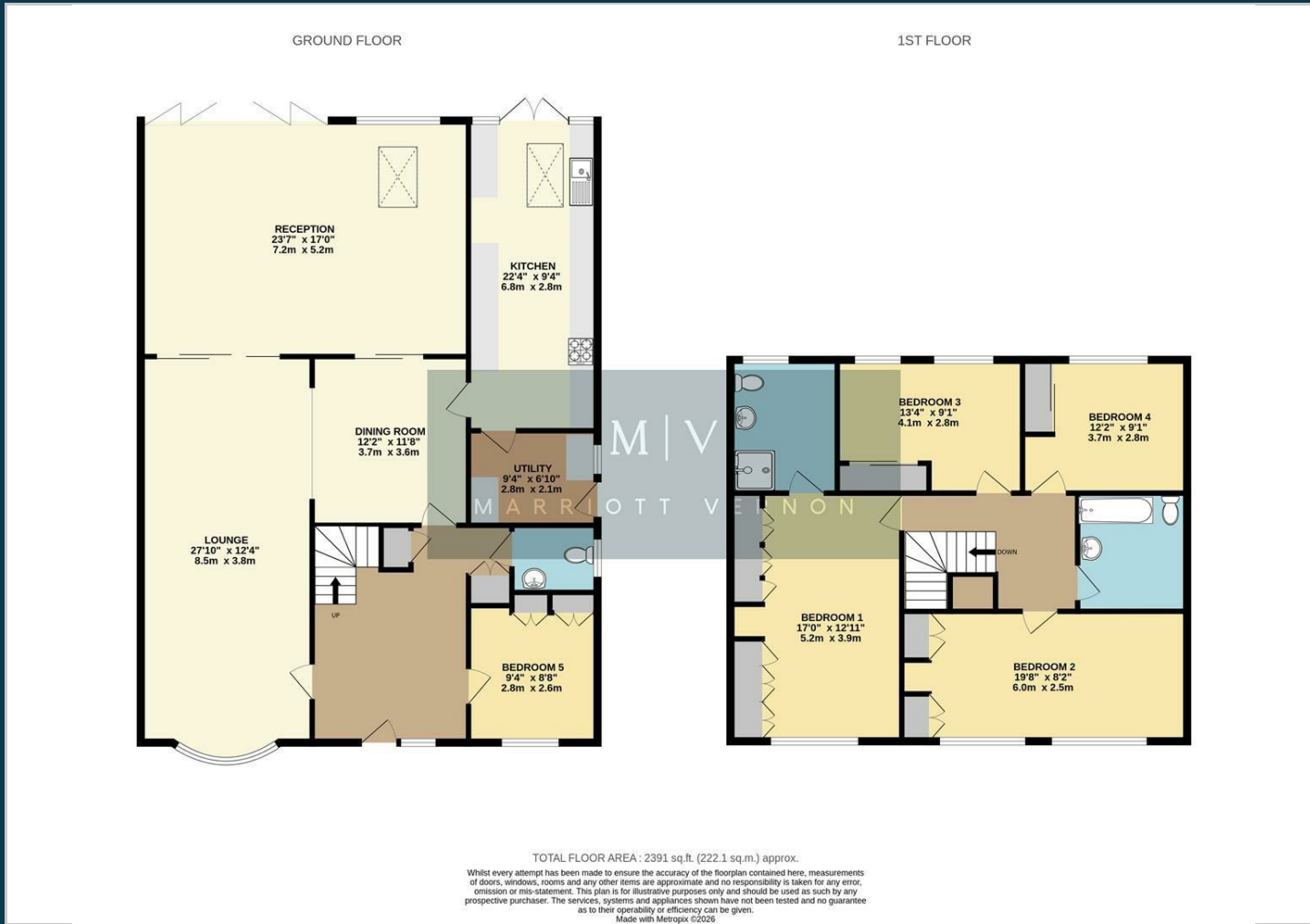
The property is superbly located close to Tramlink from Lloyd Park, as well as South Croydon station, regular bus routes also link nearby Croydon town centre, with its array of shops and amenities, as well as East Croydon Station. The area is also well served by excellent schools including Coombe Wood, Royal Russell, Whitgift and Croydon High.



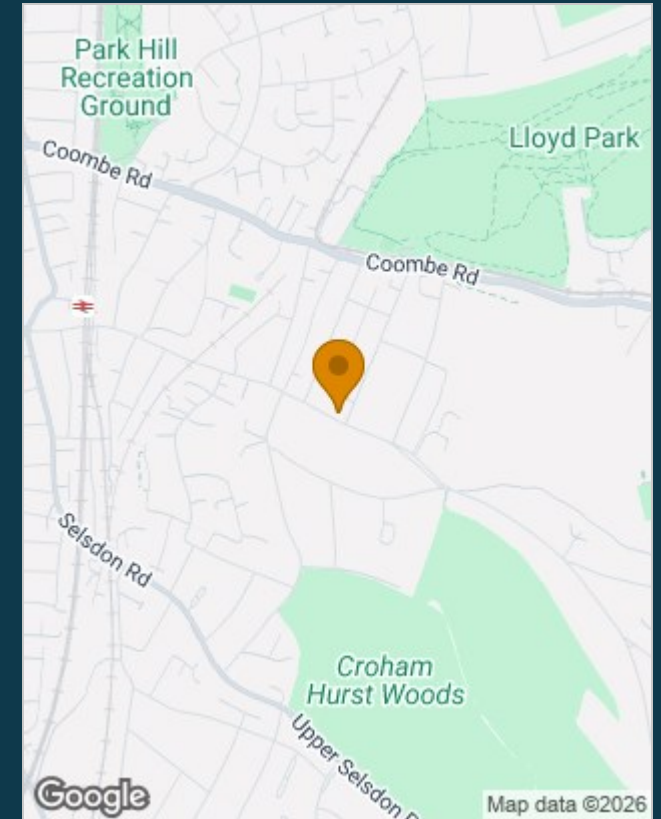




## Floor Plans



## 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	78
(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.