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MARRIOTT VERNON
ESTATE AGENTS



18 Deans Close, Croydon, CR0 5PU

Asking price £850,000

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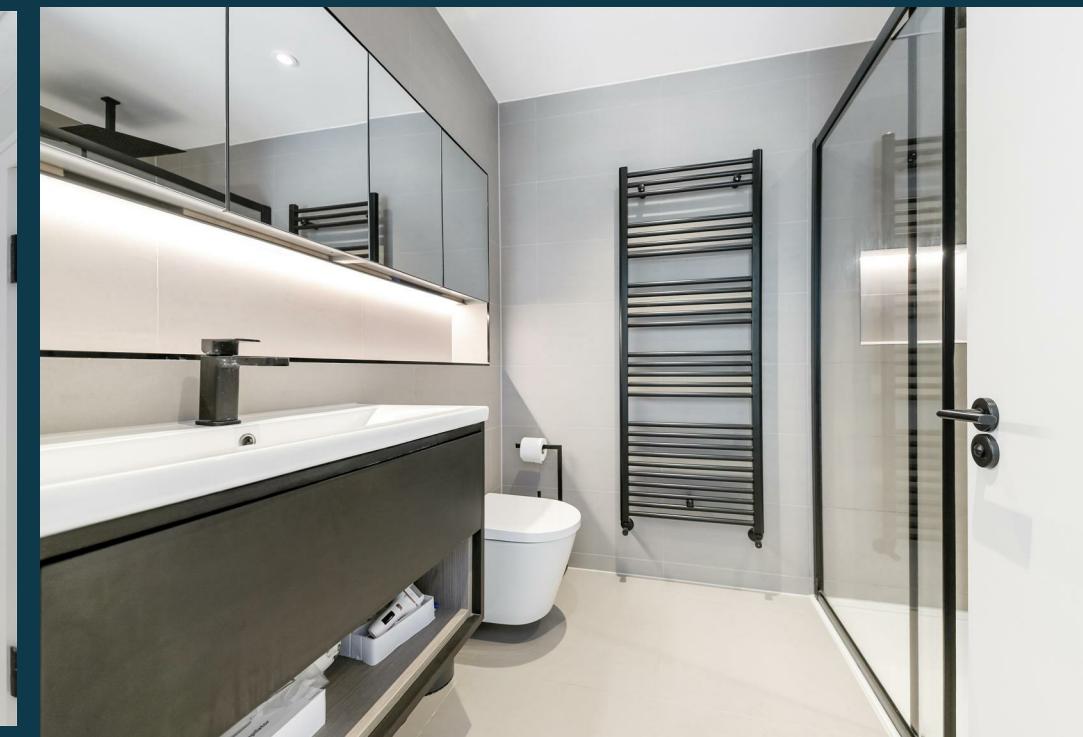
Marriott Vernon presents this superb modern four/five bedroom semi detached house with off street parking, garage and garden, enviably situated in a cul-de-sac location just a short walk from East Croydon station. The property was entirely refurbished 'back to brick' in 2024, including new wiring/plumbing, meticulous finishes with stylish interiors and high spec finish throughout.

Features include three reception rooms, eat-in kitchen/diner and separate utility, four bathrooms (three en-suite with underfloor heating), guest WC, gas central heating via 'Vaillant' boiler with individual thermostat control, air conditioning system (also heats) to several rooms, fully insulated loft, underfloor heating to ground floor, 'Karndean' LVT oak flooring to ground floor, CAT 5 cabling, double glazing, CCTV system and salt based water filtration and softening system.

Comprising entrance hall (with WC), leading into the main reception room with bi-folding doors onto the garden. The kitchen/diner, also with garden access, provides a quality range of matching under-lit units with stone work surfaces incorporating sink unit with hot water tap and waste disposal, 'AEG' induction hob and dishwasher, wall mounted 'Bosch' oven, and further integrated appliances. A separate utility room provides additional work and appliance space. A fully equipped study with pre-wired connectivity and a versatile reception/snug complete the ground floor. To the first floor are four well proportioned bedrooms – three en-suite, with the principal bedroom also benefitting from a fully fitted dressing area - plus a family bathroom with luxury suite and elegant tiling. The garden features Porcelain paving, raised planters and LED lighting.

The property is superbly located close to East Croydon station with connections into London, with the Tramlink service also connecting Wimbledon and Beckenham. Croydon Town Centre is close-by offering a selection of shops and amenities, as well as popular schools.



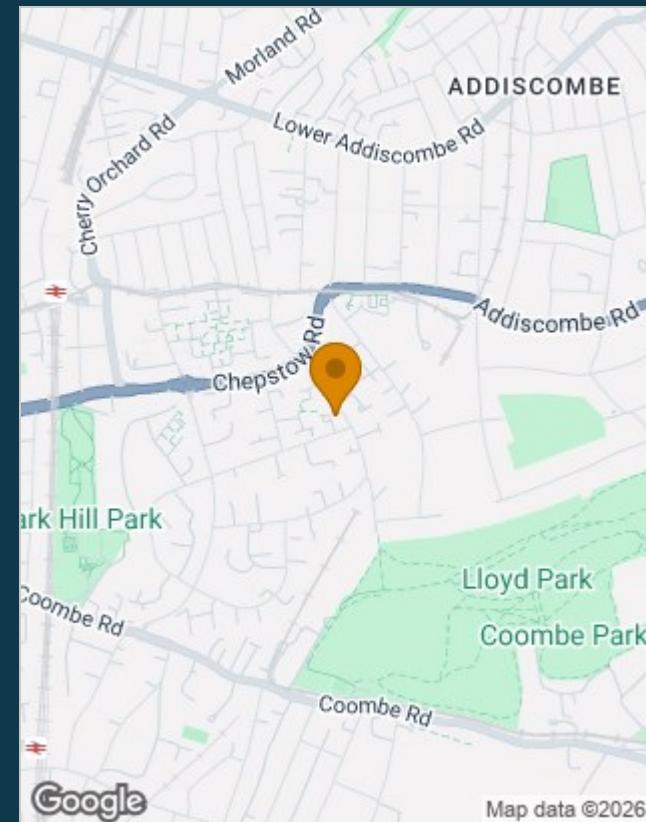




Floor Plans



Location Map



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		74	81
EU Directive 2002/91/EC			

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.