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MARRIOTT VERNON

ESTATE AGENTS

Woodbury Close, Croydon, CR0 5PR

Guide price £1,500,000-£1,600,000





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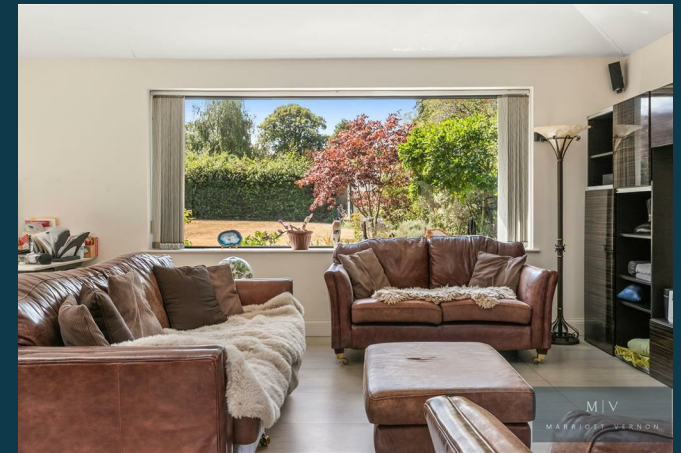
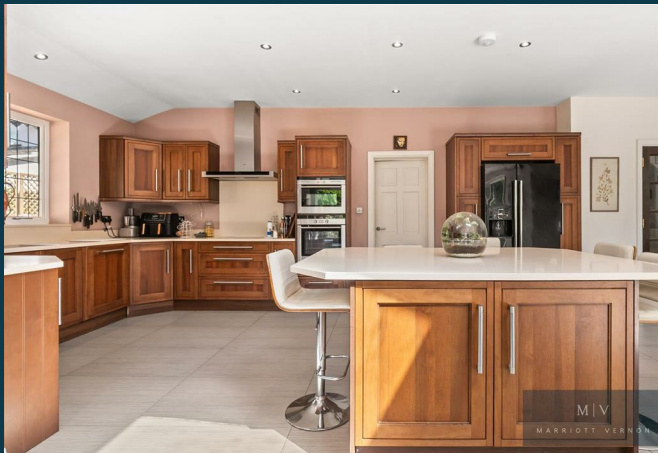
Marriott Vernon present this stunning five/six bedroom detached family home with off street parking, garage and south west facing private garden extending to circa 100' x 60' and featuring a large patio and covered barbecue area. Enviably situated on a quiet close with central green in a prime location moments from Sandilands Tram, the property offers significantly extended and superbly appointed living space, finished with elegant interiors and modern design.

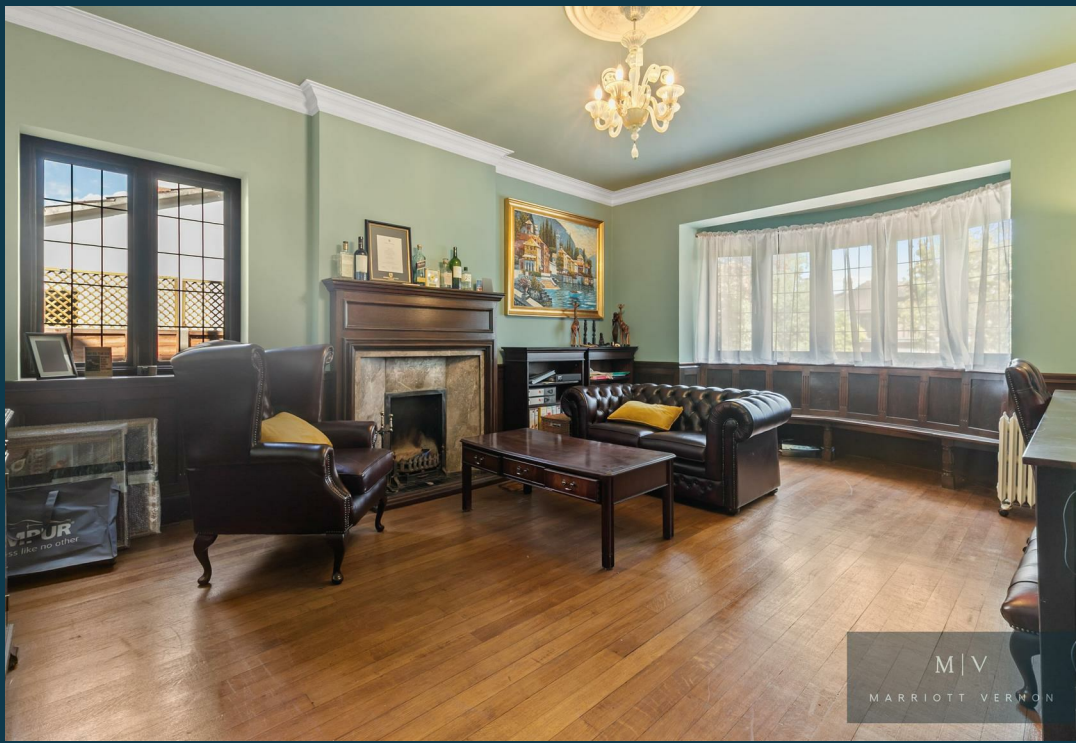
Versatile, flowing living space creates the perfect blend of luxury and convenience, with features including three reception rooms including a breath-taking rear extension with vaulted ceiling and skylights, luxury fitted kitchen and separate utility, six bath/shower rooms (four en-suite with dressing rooms), gas central heating, double glazing, and quality floor coverings.

Accommodation comprises a spacious entrance hall leading into a front aspect lounge/study with curved bay. To the other side of the hallway, the impressive reception room opens through to the superb open plan kitchen/diner with rear extension flooded with natural light. The kitchen area comprises a quality range of fitted units with work surfaces and central island, incorporating inset sink unit and range of integrated appliances. A separate utility room offers additional work and appliance space. To the rear of the garage, there is a bonus room, currently laid out as a gym but ideal as a guest bedroom, with adjacent shower room.

To the first floor, there are five well proportioned bedrooms – four en-suite with dressing rooms - plus a family bathroom with modern bath suite and separate shower. The second floor is laid out as a large games room with ample eaves storage.

The property is superbly located close to Tramlink at Sandilands and East Croydon station with superb connections into Central London. The area is well served by fantastic amenities, open spaces and excellent schools.



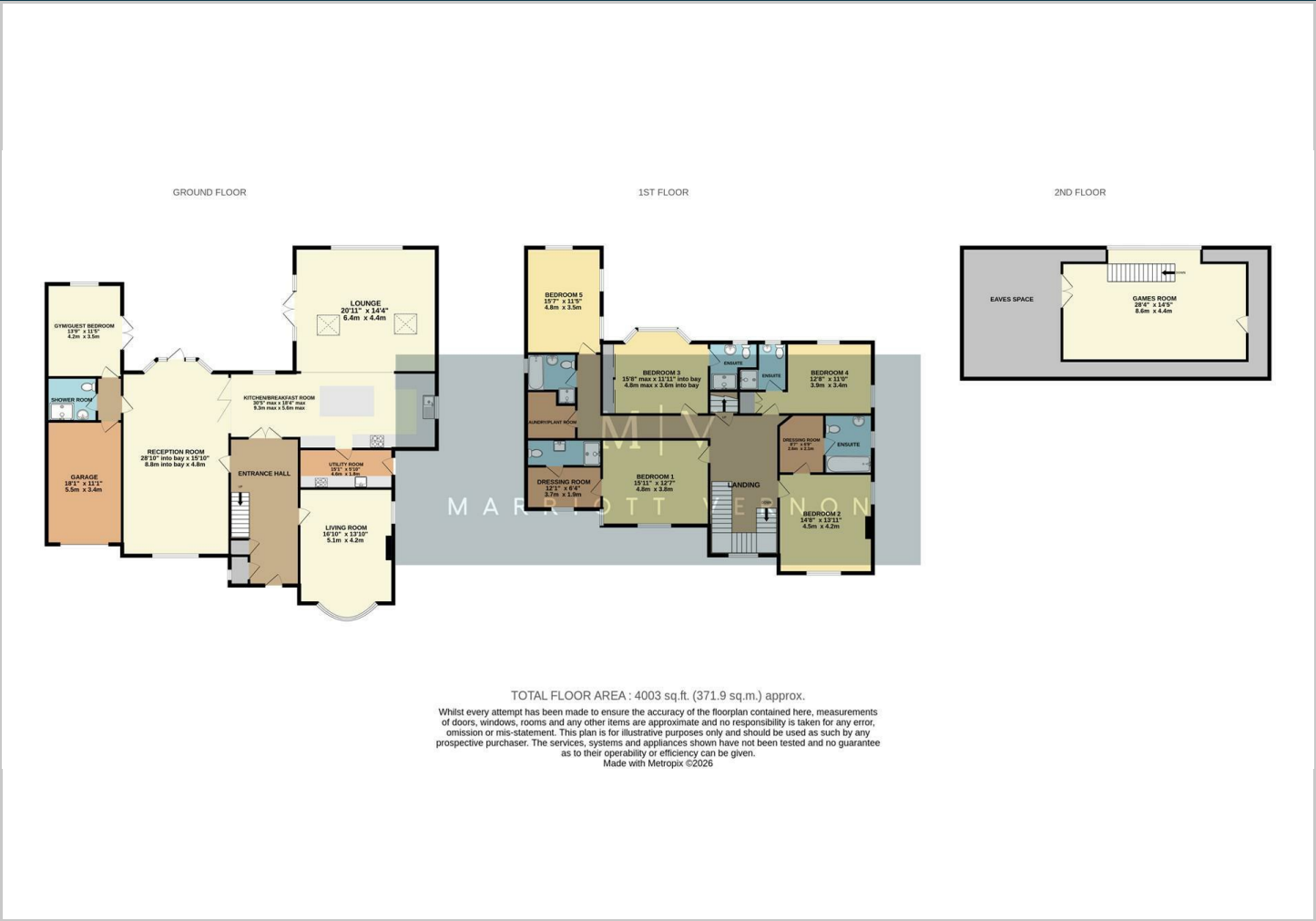




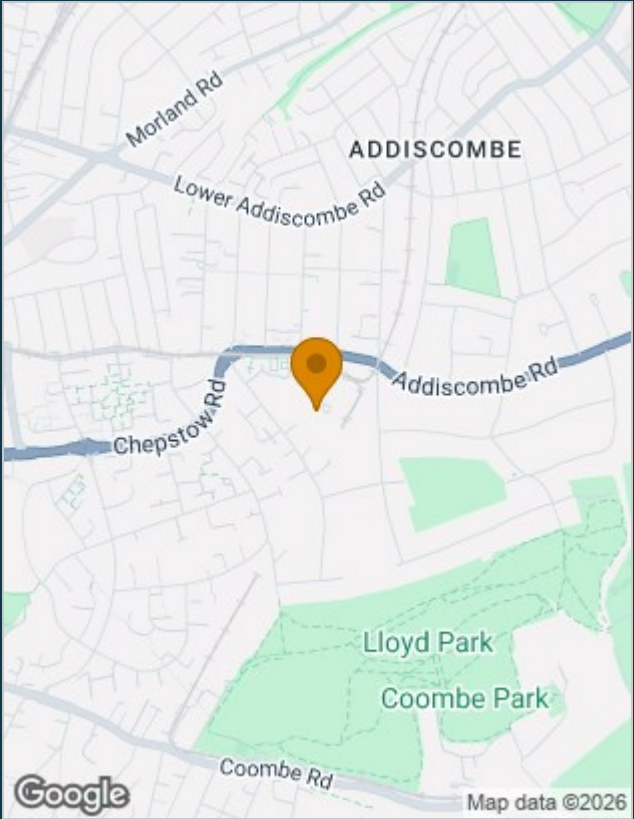
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Floor Plans



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.

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.

Bank House, 111 South End, Croydon, CR0 1BJ
Tel: 0208 657 7778 Email: enquiries@marriottvernon.com www.marriottvernon.com

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 2002/91/EC	