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MARRIOTT VERNON

ESTATE AGENTS

55 Whitstable Place, Croydon, CR0 1SA

Guide price £550,000-£575,000



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Croydon, CR0 1SA

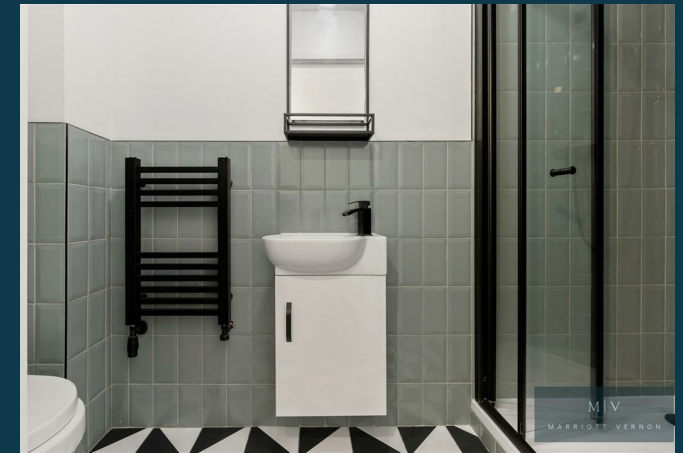
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Marriott Vernon welcome to the market this beautifully presented, extended four bedroom terraced family home with off street parking and private garden, ideally situated in the heart of South Croydon, just a short walk from South Croydon station and local amenities. The property has been superbly upgraded and extended, offering bright and spacious accommodation laid out over three floors, with stylish interiors and modern design throughout. Set within a popular well-maintained development, with features including an inviting reception room, separate extended kitchen/dining room, three bath/shower rooms (one en-suite), WC, gas central heating and double glazing.

Accommodation comprises entrance hall with stairs rising to the first floor, leading into the bright front aspect reception room with ample space for relaxing and entertaining. The separate kitchen/dining room, flooded with natural light from overhead skylight window and bi-folding doors spilling out onto the garden, comprises a modern 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. To the first floor, there are two well proportioned bedrooms, plus a shower room, whilst the second floor provides two bedrooms (one en-suite) and a family bathroom. Additionally the loft space with Velux window is used by the owners as an office space, accessed via a drop down ladder.

The property is superbly located within easy access of South Croydon station, providing convenient links into Central London. Croydon town centre is moments away, with its array of shops and amenities, whilst South Croydon's 'Restaurant Quarter' is close-by for a diverse selection of bars and restaurants. The area is also well served by excellent schools..

Guide price £550,000



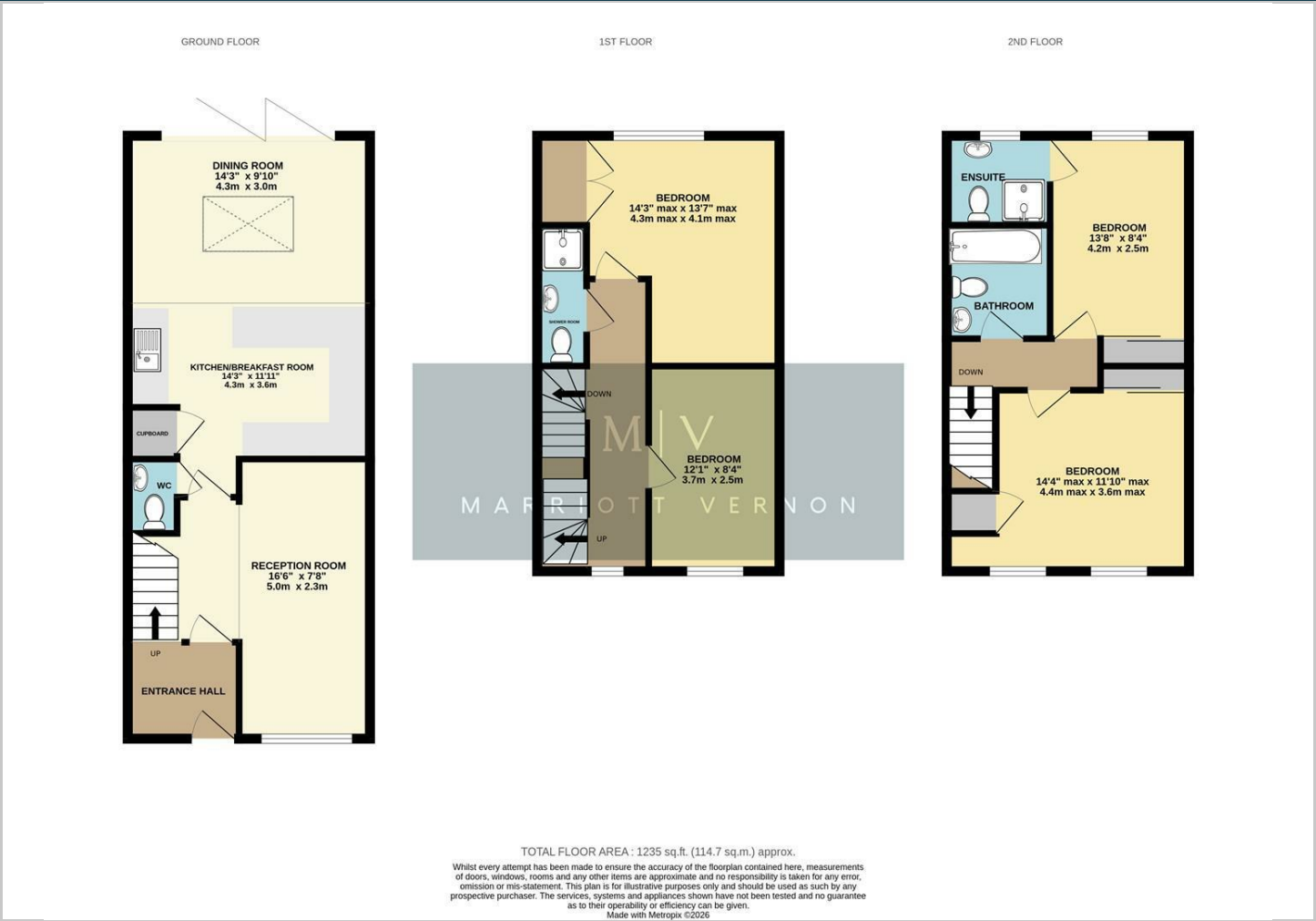




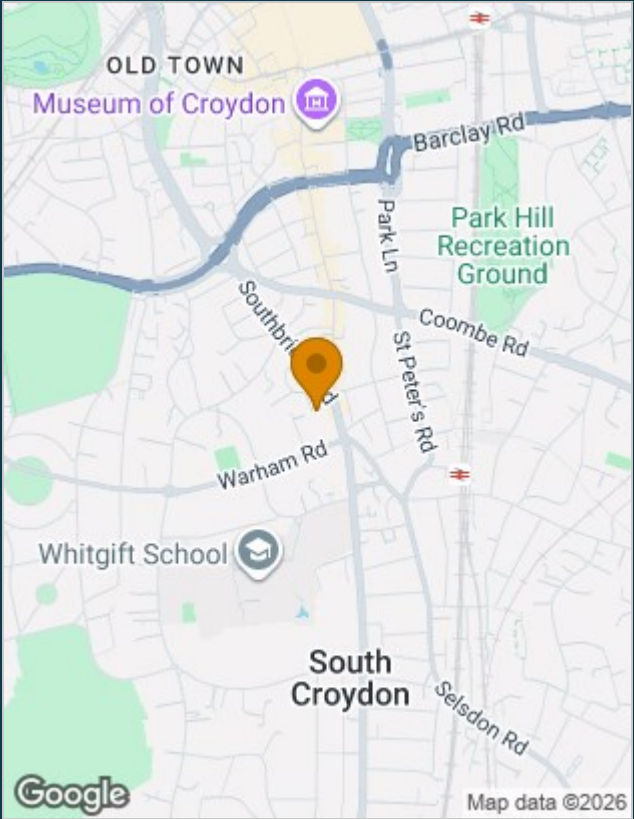
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Floor Plans



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.

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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