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MARRIOTT VERNON

ESTATE AGENTS

Boxford Close, South Croydon, CR2 8SY

Guide price £850,000



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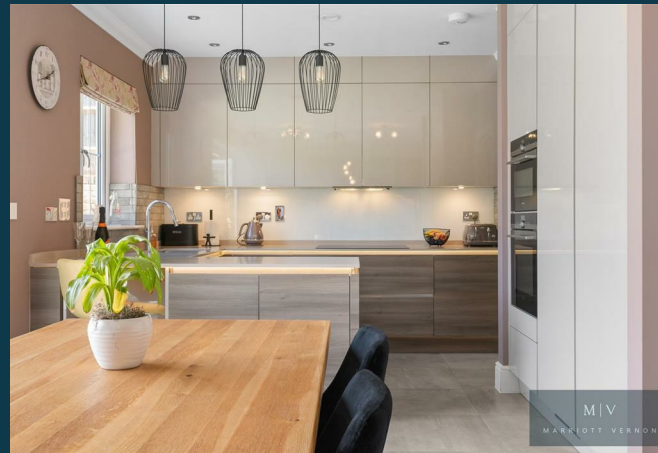
Guide Price £850,000-£900,000

Marriott Vernon present this stunning four bedroom detached family home with off street parking, for three cars, delightful landscaped garden and converted garage/gym with potential for further conversion to an annexe with private access (STPP). Enviably situated in a sought after private road bordering the site of historic Kings Wood, the property offers superbly appointed, luxury living space with elegant interiors, high ceilings, modern design and high quality finish throughout. Features include an impressive reception room with wood burning stove, further full width kitchen/family room, separate utility, ground floor study, two bath/shower rooms (one en-suite with dressing room), guest WC, gas central heating, part underfloor heating, double glazing, fibre optic broadband, quality floor coverings, and ample inbuilt storage.

Accommodation comprises entrance hall with access to WC and staircase rising to the first floor, leading into the reception room with wood burning stove. To the rear of the property, the beautiful open plan kitchen/family room is flooded with natural light from bi-folding doors spilling out onto the garden. The kitchen area comprises a quality range of fitted high gloss wall and base units with work surfaces incorporating inset sink unit and a range of integrated appliances. A separate utility room offers work and appliance space and there is also a study with front aspect.

To the first floor, there are four well proportioned bedrooms – with luxury en-suite and dressing room to the principal bedroom - plus a family bathroom.

The property is located on the borders of Tandridge and Croydon, within approximately 20 minutes walk (or a short car ride) of Selsdon High Street, with Aldi and Sainsburys supermarkets along with a variety of amenities. There are excellent schools throughout the area, nearby open spaces, and Croydon can be accessed via bus for East Croydon station.



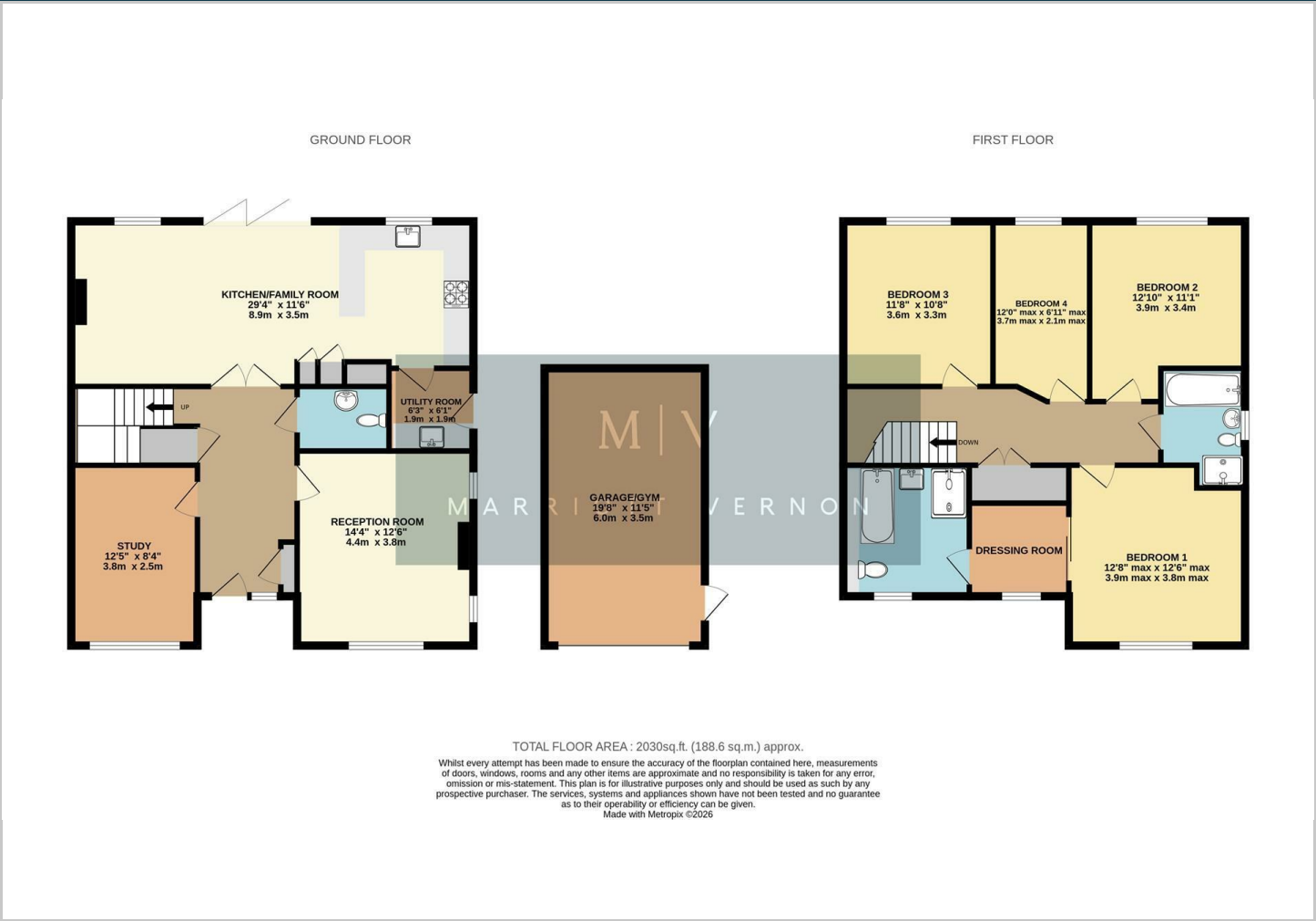




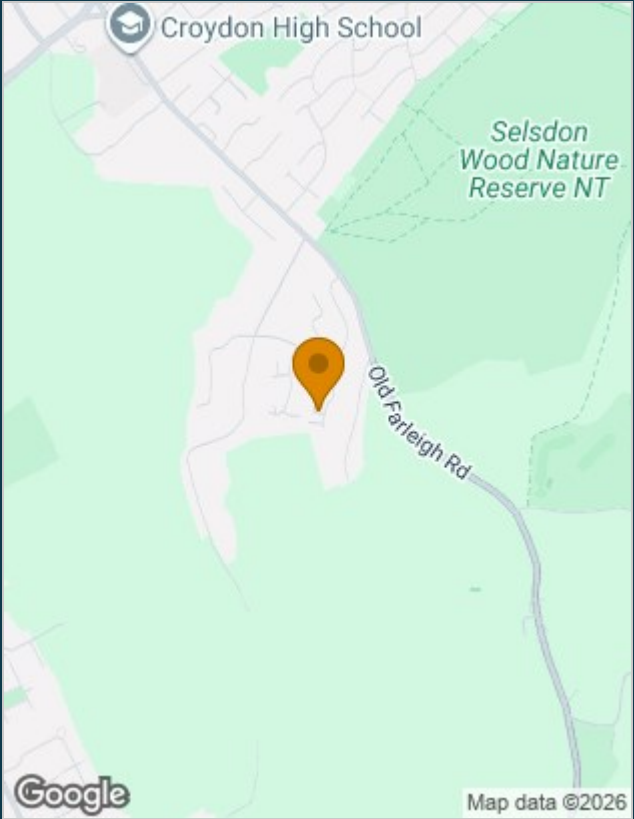
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Floor Plans



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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

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.