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MARRIOTT VERNON
ESTATE AGENTS



21 Chelsham Road, South Croydon, CR2 6HZ

Guide price £475,000



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21 Chelsham Road

South Croydon, CR2 6HZ

Beautiful Three Bedroom Terraced House
Extended Living Space with Period Appeal
Well Equipped Kitchen
Second Floor Bedroom with Dressing Room
Off Street Parking

Popular South Croydon Location
Two Bright and Spacious Reception Rooms
Two Bath/Shower Rooms
Attractive Private Garden
Close to South Croydon Station, Shops, Schools and Amenities

Guide Price £475,000-£500,000

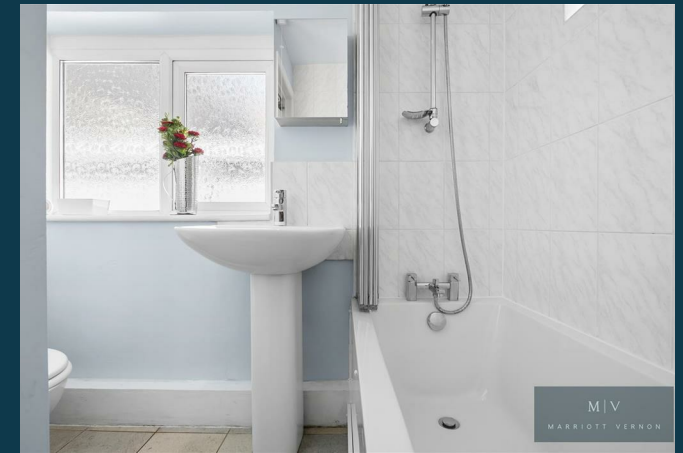
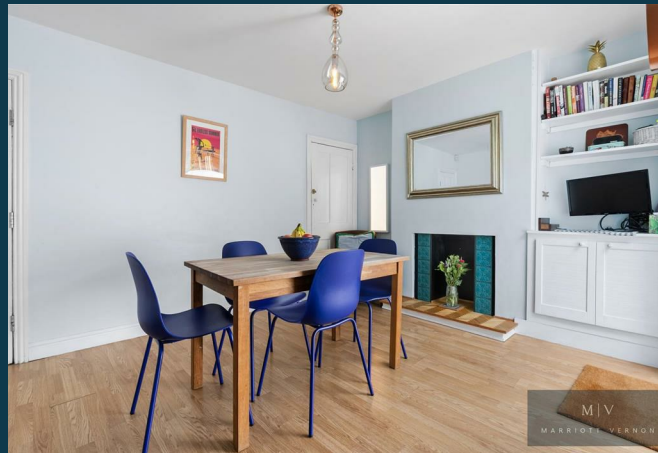
Marriott Vernon welcome to the market this beautifully presented three double bedroom, two bathroom terraced family home with delightful private garden and off street parking, superbly situated in the heart of South Croydon, moments from transport links, shops, bars and restaurants. The property, extended over three floors, boasts a wealth of character appeal, with spacious accommodation enjoying modern interiors throughout - the perfect blend of comfort and convenience for modern family life. Features include two reception rooms, well equipped kitchen, two stylish bath/shower rooms, gas central heating, double glazing, and inbuilt storage.

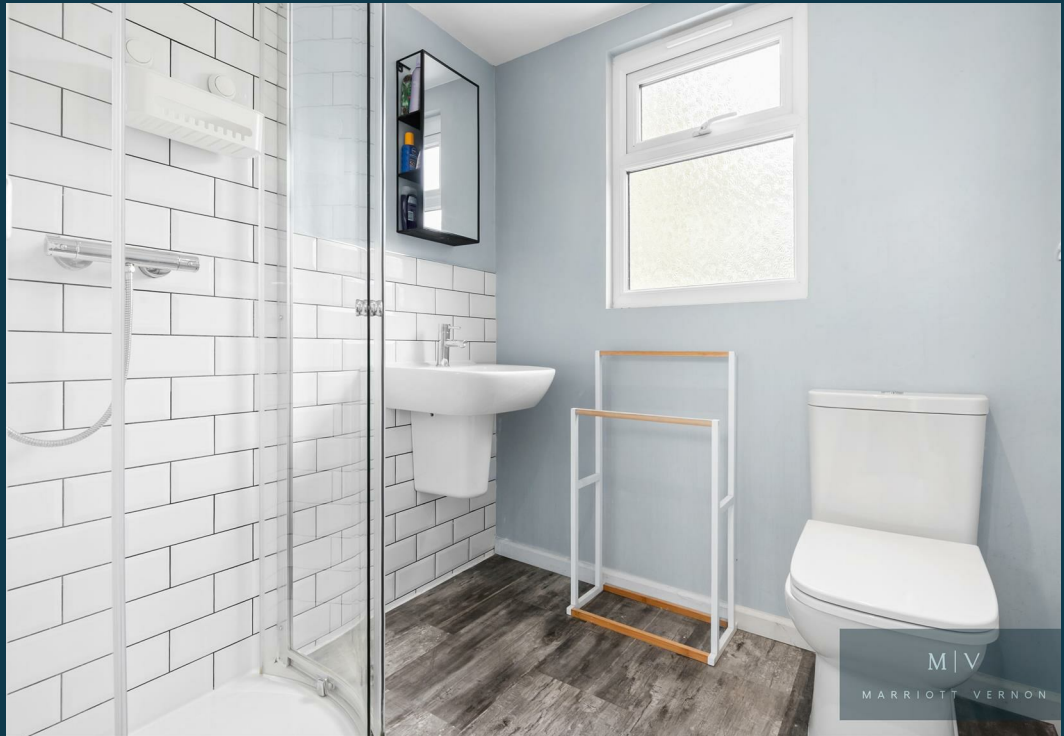
Accommodation comprises entrance hall leading into the front aspect reception room with space for both relaxing and entertaining. To the rear of the property, a further reception/dining room enjoys direct access onto the garden and through to the well equipped kitchen with side access. The kitchen itself comprises a range of matching wall and base units with work surfaces incorporating induction hob with extractor, electric oven, and further space for appliances. A modern bathroom is accessed via the kitchen to the rear.

To the first floor, there are two bedrooms, with the second floor providing a further double bedroom with dressing room and Juliette style balcony, plus a shower room with modern suite.

The property is located within easy access of South Croydon and Sanderstead stations, providing links to East Croydon mainline station, the South Coast and Central London, with numerous bus routes connecting the local area. Croydon town centre offers fantastic shops and amenities, as well as a cinema complex, and the area is well served by excellent schools.

Guide price £475,000



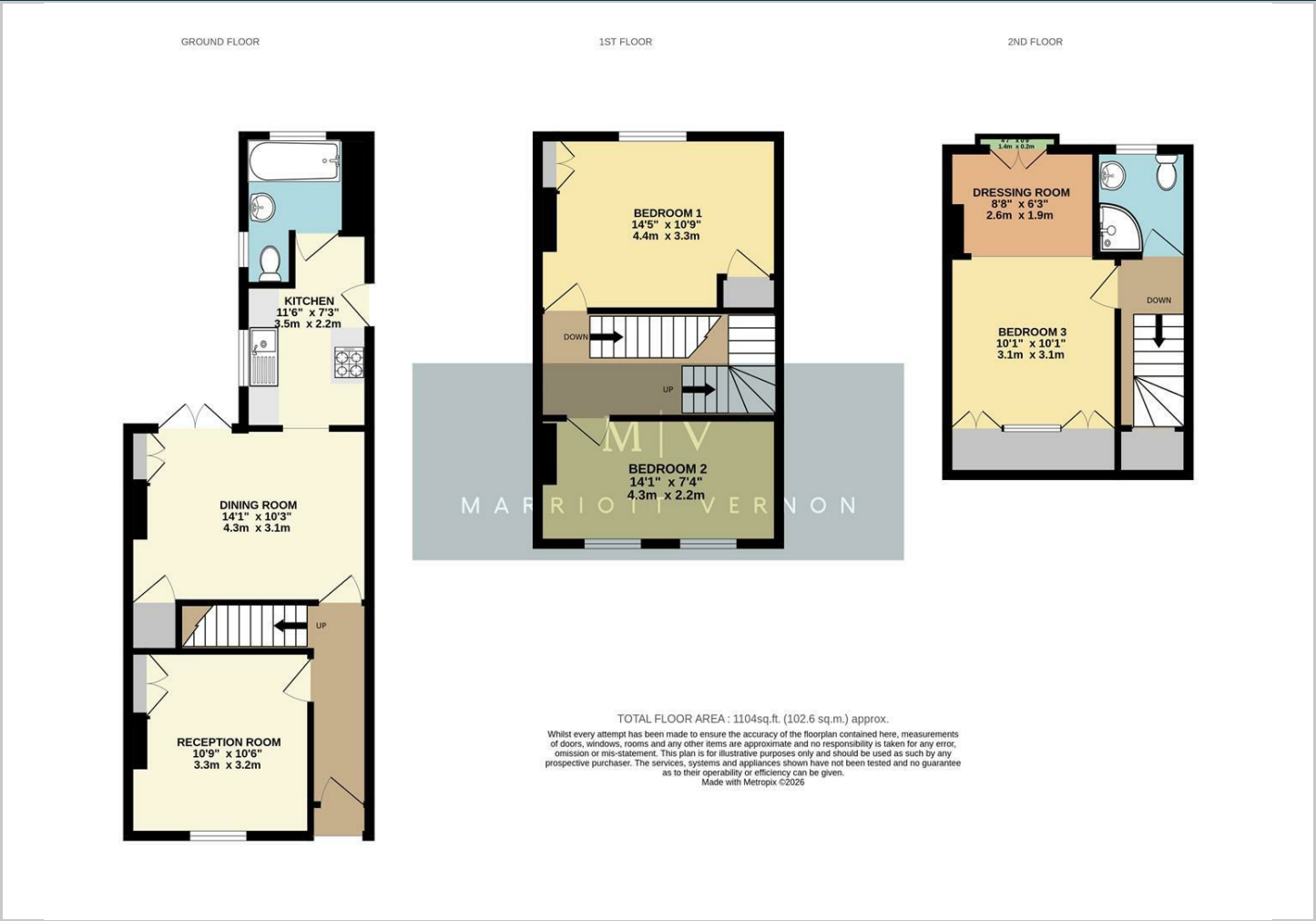




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Floor Plans



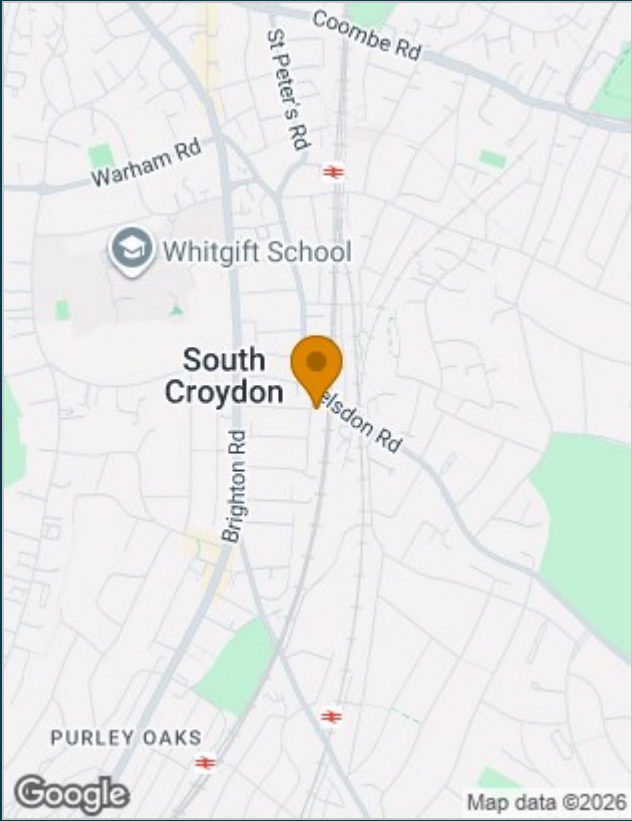
Viewing

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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Tel: 0208 657 7778 Email: enquiries@marriottvernon.com www.marriottvernon.com

Location Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC