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MARRIOTT VERNON

ESTATE AGENTS

19 Witherby Close, Croydon, CR0 5SU

Guide price £1,150,000-£1,200,000

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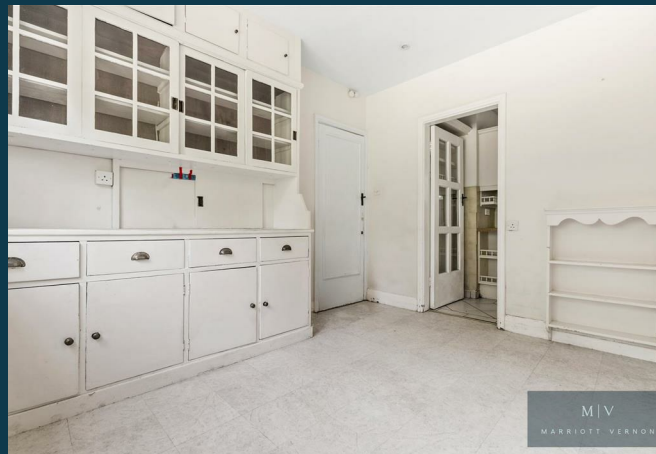
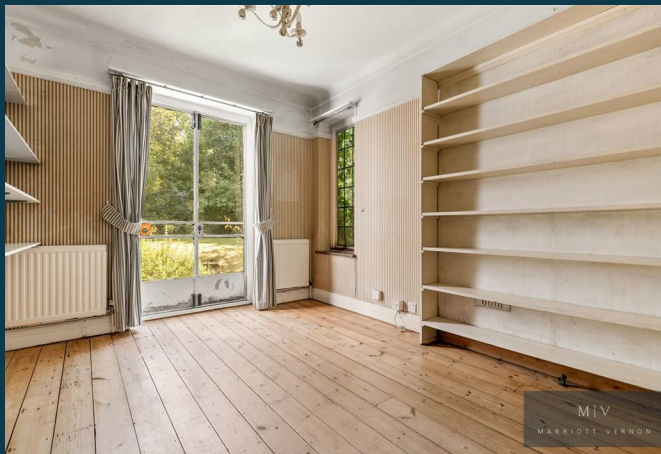
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Marriott Vernon present this substantial five bedroom detached family home with driveway parking and garage, set in a quiet close on a secluded south east facing plot with private gardens to front and rear offered to the market with no onward chain. Conveniently situated within just a short walk of Lloyd Park and within easy reach of East Croydon station, the property offers spacious and versatile accommodation with excellent potential for upgrade and modernisation. Features include four generous reception rooms, separate kitchen, two bath/shower rooms (one en-suite), ground floor WC, gas central heating with Worcester boiler, and ample inbuilt storage including external utility area.

Accommodation comprises a spacious entrance hall with access to WC and turning staircase rising to the first floor, leading into the front aspect reception room with feature bay window. A further reception room and flexible study provide fantastic additional living space, whilst a breakfast room opens through to the kitchen. The kitchen itself comprises a range of wall and base units with work surfaces incorporating inset sink unit and further space for appliances. To the first floor, there are five well proportioned bedrooms – one en-suite - plus a family bathroom.

The property is superbly located within easy access of Tramlink from Lloyd Park, as well as South Croydon station, providing convenient links into East Croydon mainline station, Central London and the surrounding area. Regular bus routes also service nearby Croydon town centre with its array of shops and amenities, as well as leisure facilities including a cinema complex. South Croydon's 'Restaurant Quarter' is within easy reach for a diverse selection of bars and restaurants. The area is well served by excellent local schools, as well as lovely open spaces and golf courses.

Viewings are highly recommended.



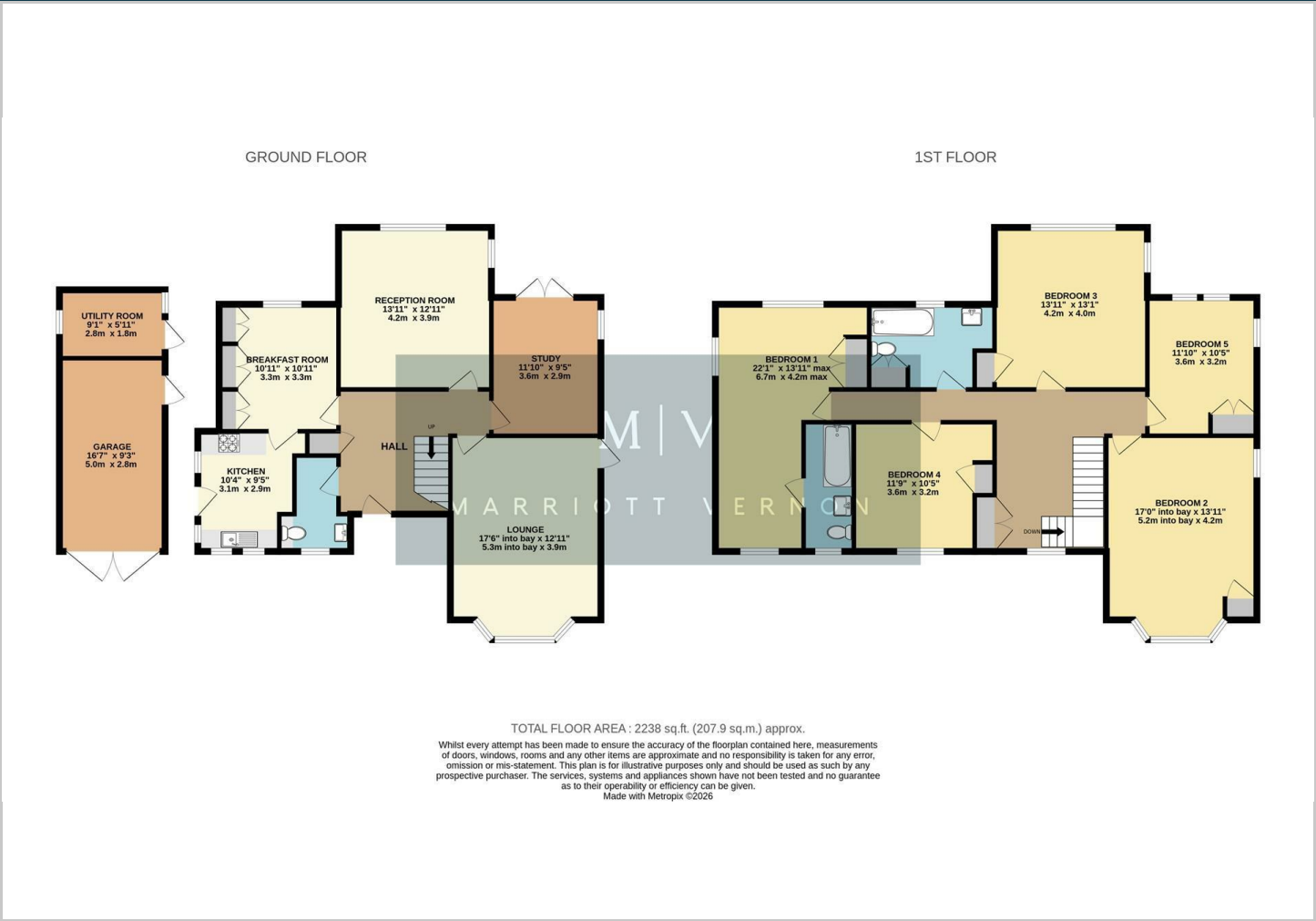




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Floor Plans



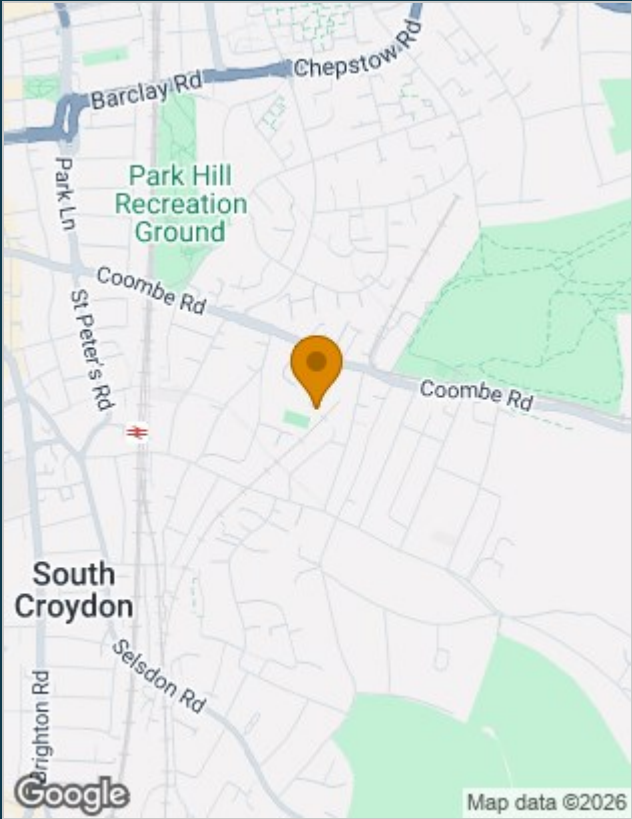
Viewing

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.

Bank House, 111 South End, Croydon, CR0 1BJ
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		
(81-91) B		
(69-80) C		77
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC