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MARRIOTT VERNON

ESTATE AGENTS

45A Park Hill Road, Croydon, CR0 5NG

£2,500 Per month





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Marriott Vernon Estate Agents are delighted to present to the rental market this attractive four bedroom detached chalet-style house, set back from the road in a peaceful and secluded position on Park Hill Road, in the sought after Park Hill development in East Croydon.

Offering generous and versatile living space across two floors, the property is ideal for families or professionals seeking a quiet setting within easy reach of East Croydon Station, excellent schools, and local amenities. The property benefits from a large rear garden, mainly laid to lawn and surrounded by mature trees offering excellent privacy. A front garden and driveway provide convenient off street parking for multiple vehicles.

The accommodation comprises entrance hall, kitchen, living room with separate dining/bar area and doors into a large conservatory, modern shower room and two bedrooms to the ground floor. The first floor offers two good size bedrooms and a family bathroom.

The convenient location offers easy access to East Croydon Station with fast trains to London Bridge, Victoria & Gatwick, local bus and tram links and proximity to Croydon Town Centre, Boxpark & restaurants. The local area has excellent local schools including Park Hill Infant & Junior Schools, Coombe Wood and nearby green spaces such as Lloyd Park & Park Hill Recreation Ground.



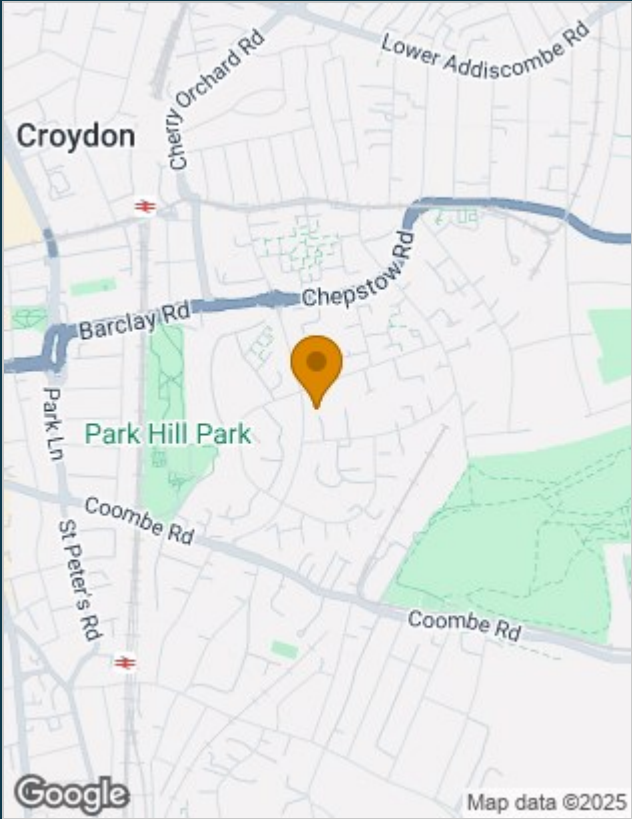




Floor Plans



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		
(69-80) C		
(55-68) D		
(39-54) E	55	73
(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.