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MARRIOTT VERNON

ESTATE AGENTS

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34 Engadine Close, Croydon, CR0 5UU

Guide price £325,000





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Marriott Vernon presents to the market this spacious and inviting two-bedroom, split level maisonette. The property is enviably situated in an award-winning estate in the sought after Park Hill area. The property is arranged over the first and second floors, with private entrance, modern interiors and neutral finish throughout - ideal for homeowner or investor alike. Features include a generous reception room overlooking the beautifully maintained communal gardens, well equipped eat-in kitchen/breakfast room, upstairs bathroom, new electric radiators, double glazing and ample inbuilt storage. The property also includes a garage en bloc in addition to residents permit parking and a share of the freehold.

Accommodation comprises entrance with stairs rising to the first floor, leading into the 19'1" reception room with ample space for relaxing, entertaining and dining. The separate kitchen comprises a modern range of matching wall and base units with work surfaces incorporating inset sink unit and electric hob. An electric oven and large dishwasher are included and there is further space available for a washer/dryer. To the second floor a family bathroom with modern suite is situated between two well-proportioned double bedrooms - each with generous inbuilt storage.

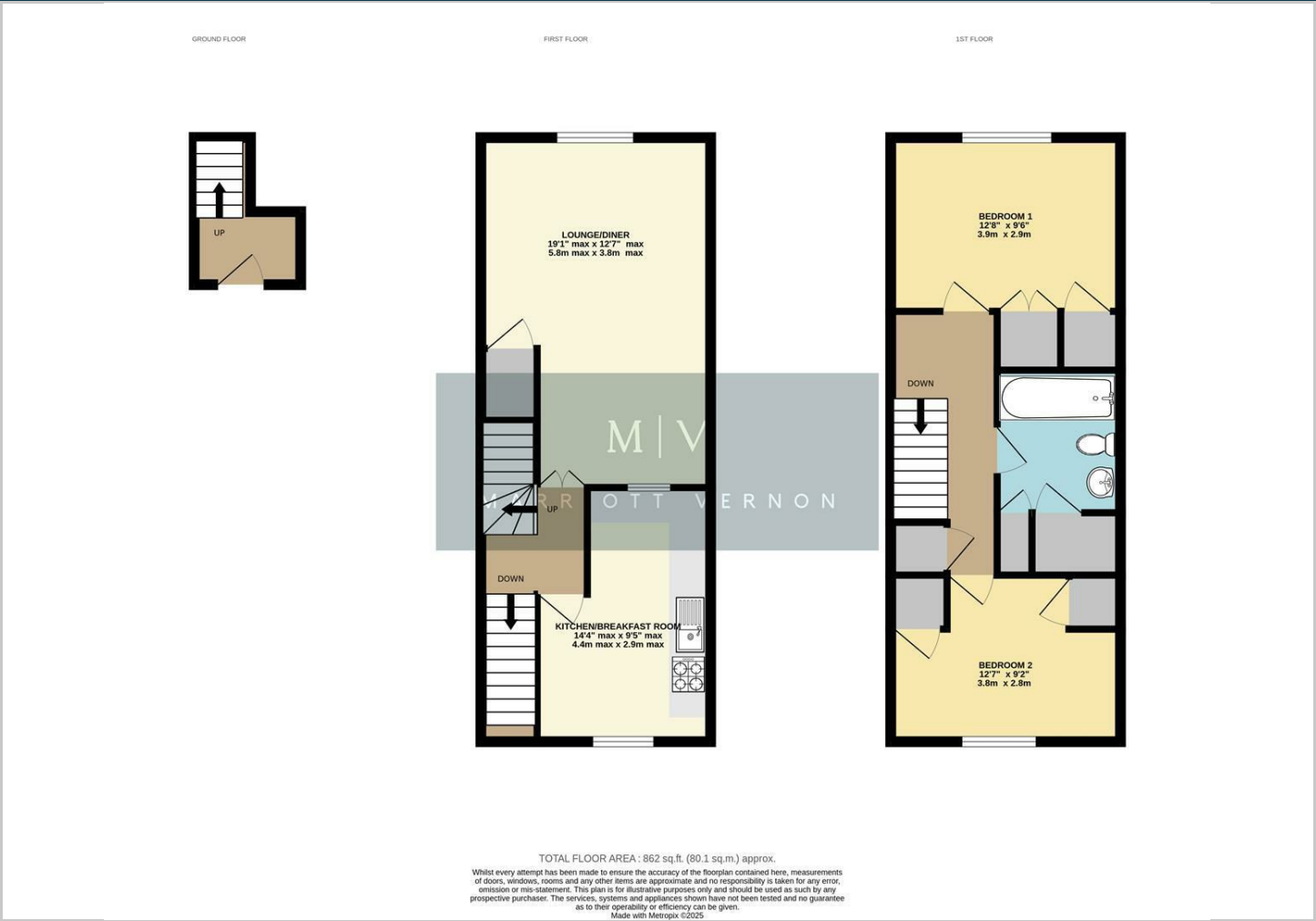
The property is superbly located within just a short walk of East Croydon station with excellent connections into Central London as well as to Gatwick Airport and the South Coast. Croydon's Tramlink service also offers excellent links to Wimbledon and Beckenham. Croydon town centre is close-by offering a huge selection of branded shopping, bars, restaurants and leisure facilities. For families, the area is well served by wonderful open spaces with Park Hill Park and Lloyd Park just a short walk away. The area boasts a number of excellent local schools including nearby - Park Hill Infants and Park Hill Juniors, both rated outstanding by Ofsted.







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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Location Map

