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MARRIOTT VERNON

ESTATE AGENTS



56 Green Acres, Croydon, CR0 5UX

Asking price £250,000



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Asking price £250,000

# 56 Green Acres

## Croydon, CR0 5UX

Well Presented One Bedroom Ground Floor Flat  
Sought After Park Hill Cul-de-Sac Location  
Separate Well Equipped Kitchen and Modern bathroom  
Private Patio Opening onto Communal Gardens  
Long Lease

Chain Free  
Light and Spacious Reception Room  
Modern Interiors and Neutral Finish  
Garage and Parking Space  
Close to East Croydon Station, Tramlink and Amenities

Marriott Vernon present to the market this one bedroom ground floor purpose built flat with garage, residents parking and private patio area overlooking communal gardens, ideally situated in a sought after Park Hill cul-de-sac location, within a short distance of East Croydon station and town centre amenities. The property offers bright, well planned accommodation with modern interiors and neutral finish throughout - ideal for first time or investment purchaser. Features include a generous reception room, separate well equipped kitchen, double bedroom with fitted wardrobes, modern bathroom, double glazing, electric heating, secure entry and long lease.

Accommodation comprises entrance hall with inbuilt storage, leading into the reception room with ample space for relaxing and dining, and direct access onto the private patio and communal gardens beyond. The adjoining kitchen comprises a modern range of matching wall and base units with work surfaces incorporating inset sink unit and further space for appliances. There is a well sized double bedroom, plus a family bathroom with white three piece suite.

The property is superbly located within just a short walk of East Croydon station with superb connections into Central London as well as to Gatwick and the South Coast. The Tramlink service from Sandilands also offers excellent links to Wimbledon and Beckenham. Croydon town centre is just a short distance away offering a huge selection of branded shopping, bars, restaurants and leisure facilities.

Viewings are highly recommended.







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