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MARRIOTT VERNON
ESTATE AGENTS



18 Alpine Close, Croydon, CR0 5UN
Offers in excess of £450,000



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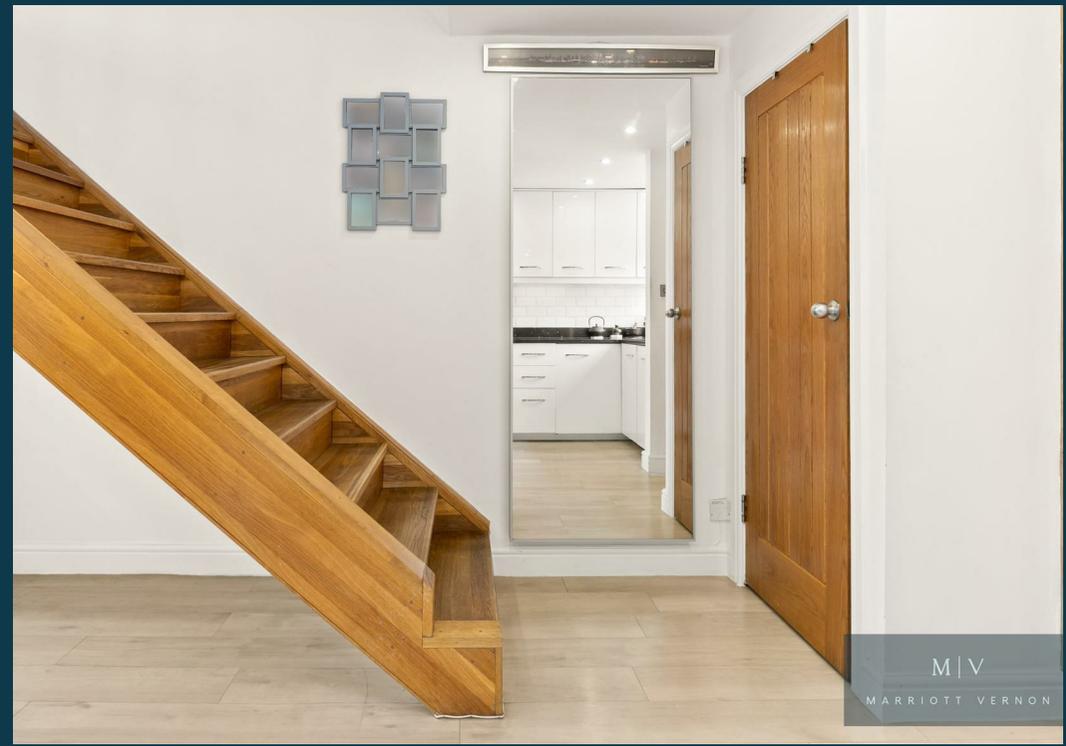
Marriott Vernon present to the market this beautifully presented two double bedroom, two bathroom, mid terrace house with garden to rear with new patio and garage en bloc, conveniently situated in the highly sought after Park Hill area, just a short walk from East Croydon station, schools and amenities. The property has been extensively refurbished and tastefully appointed, offering bright, well planned accommodation, with stylish interiors throughout. Features include open plan reception/kitchen with underfloor heating, two bath/shower rooms (one en-suite) with light wells, inbuilt storage including access to loft space, gas heating, double glazing, LED spotlights, quality flooring and oak doors/staircase.

Accommodation comprises entrance hall leading into the open plan reception/kitchen with ample space for relaxing and entertaining and sliding doors onto the garden. The kitchen area comprises a range of matching wall and base units with quartz work surfaces incorporating inset sink unit, gas hob with overhead extractor, electric oven, slimline dishwasher and integrated fridge and washing machine. To the first floor, there are two well proportioned bedrooms – one with en-suite shower - plus a modern bathroom.

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 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. For families, the area is well served by wonderful open spaces including nearby Park Hill Park & Lloyd Park, as well as good local schools including Park Hill School and Coombe Wood.

Viewings are highly recommended.







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Floor Plans



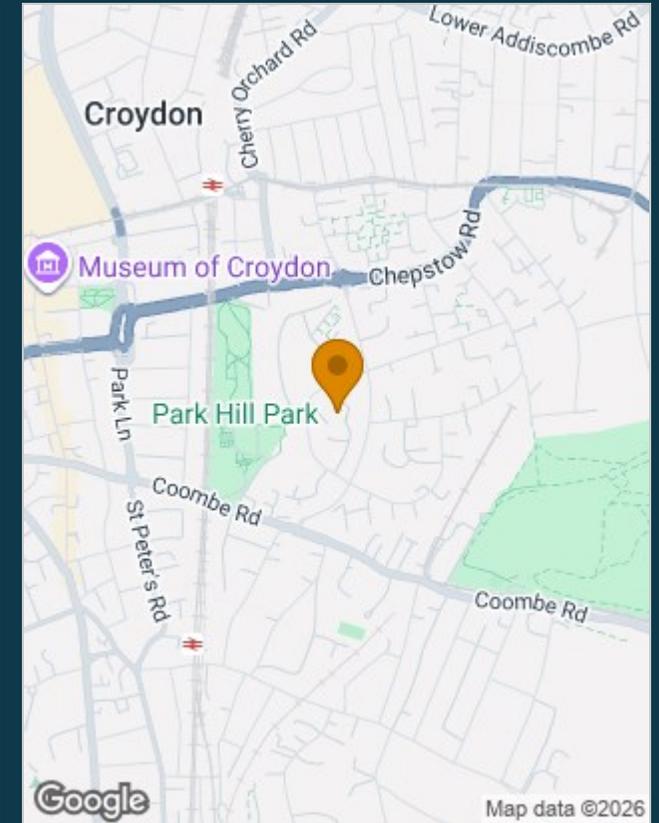
Viewing

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.

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Location Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	