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MARRIOTT VERNON  
ESTATE AGENTS

St. Arvans Close, Croydon, CR0 5UR  
Guide price £325,000-£350,000



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# 9 St. Arvans Close Croydon, CR0 5UR

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Marriott Vernon present to the market this well proportioned three bedroom split level maisonette with garage en bloc and no onward chain, enviably situated in the popular Park Hill area within just a short walk of East Croydon station and town centre amenities. The property would now benefit from a programme of modernisation, but offers bright and spacious accommodation arranged over two floors, with private entrance and enormous potential for upgrade and improvement to suit own taste. Features include a generous reception room, separate kitchen, upstairs bathroom, gas central heating, double glazing, ample inbuilt storage including access to loft space, and long lease.

Accommodation comprises own entrance with stairs rising to the first floor landing, leading into the reception room with ample space for relaxing and dining. The separate kitchen comprises a range of wall and base units with work surfaces incorporating inset sink unit and further space for appliances. To the second floor, there are three well proportioned bedrooms, plus a family bathroom with bath suite.

The property is located within walking distance 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, as well as good local schools including Park Hill School.

Viewings are highly recommended.



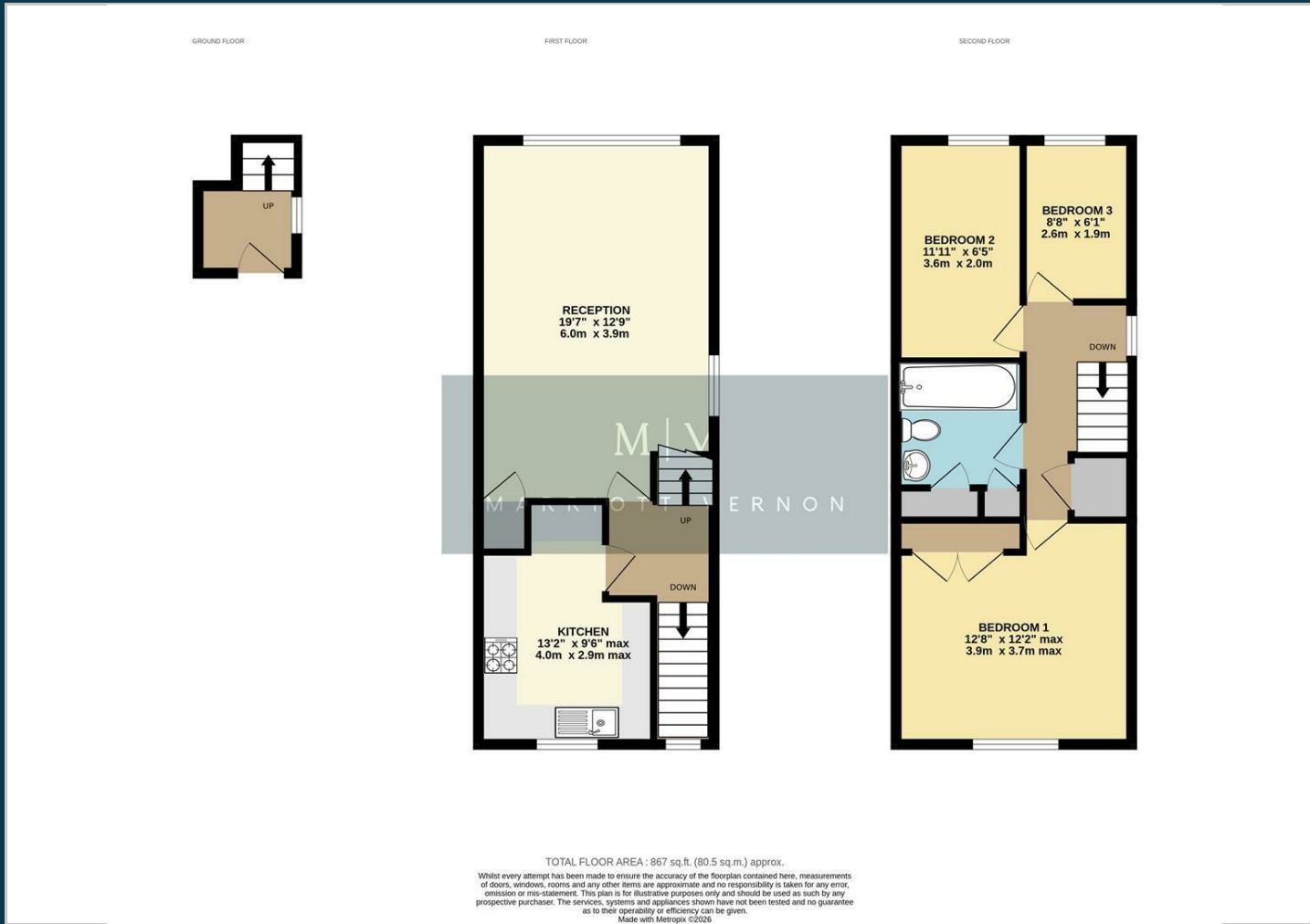




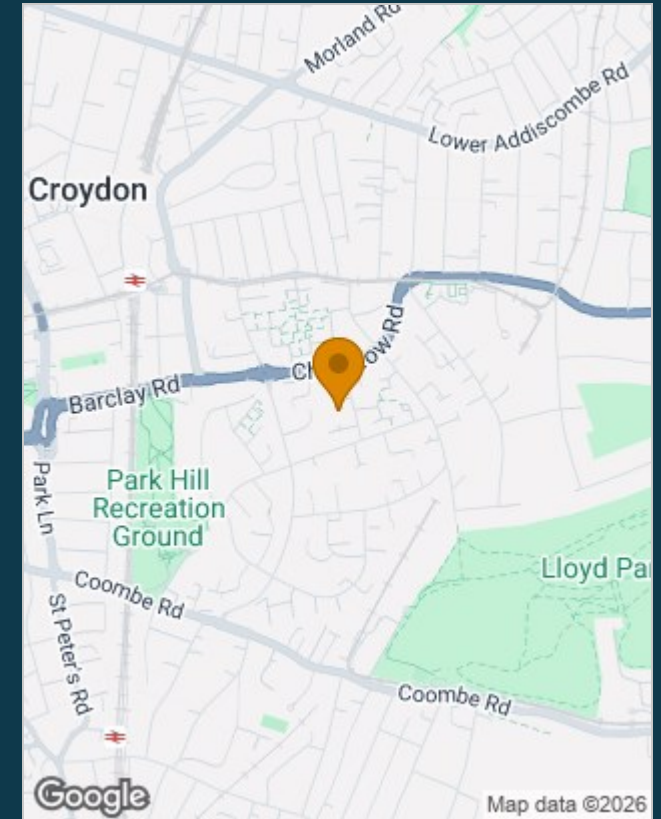
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## Floor Plans



## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	75
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.