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MARRIOTT VERNON
ESTATE AGENTS



36 Alpine Close, Croydon, CR0 5UN

Asking price £450,000



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Marriott Vernon present to the market this well presented two double bedroom mid terrace house with delightful garden to rear 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 offers light and spacious accommodation, with stylish interiors throughout - ideal for a modern lifestyle - with flowing living space providing the perfect blend of comfort and convenience. Features include an inviting reception room opening onto the patio and garden beyond, well equipped kitchen, modern first floor shower room, guest WC, ample inbuilt storage, gas central heating, double glazing and quality floor coverings.

Accommodation comprises entrance hall with stairs rising to the first floor and access to guest WC, leading into the reception room with ample space for relaxing and entertaining and sliding doors onto the garden. The separate kitchen comprises a range of matching wall and base units with work surfaces incorporating inset sink unit, gas hob with overhead extractor, electric oven, and further space for appliances. To the first floor, there are two well proportioned bedrooms, plus a modern shower room.

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.



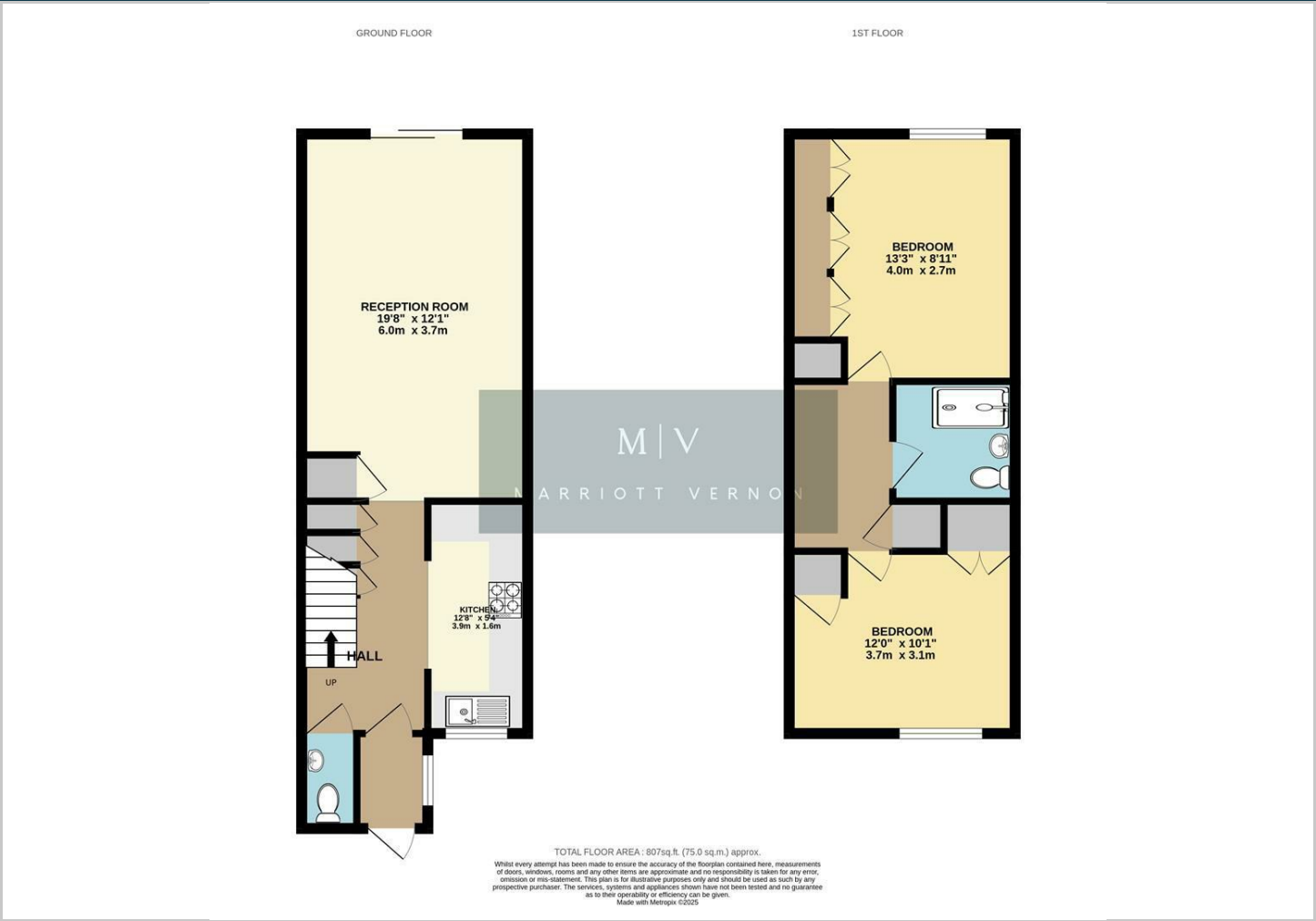




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Floor Plans



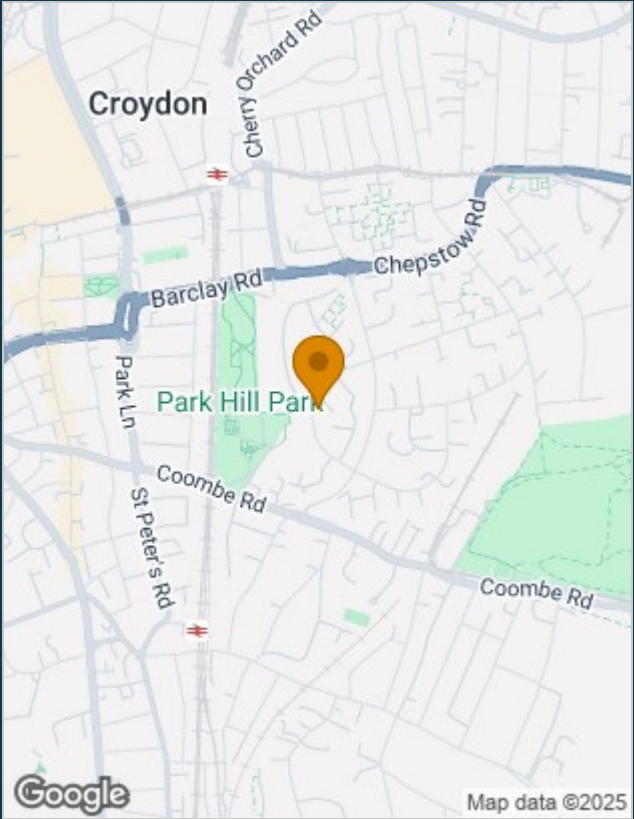
Viewing

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		89
(81-91) B		
(69-80) C	77	
(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