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MARRIOTT VERNON  
ESTATE AGENTS



33 Alpine Close, Croydon, CR0 5UN

£1,800 Per month





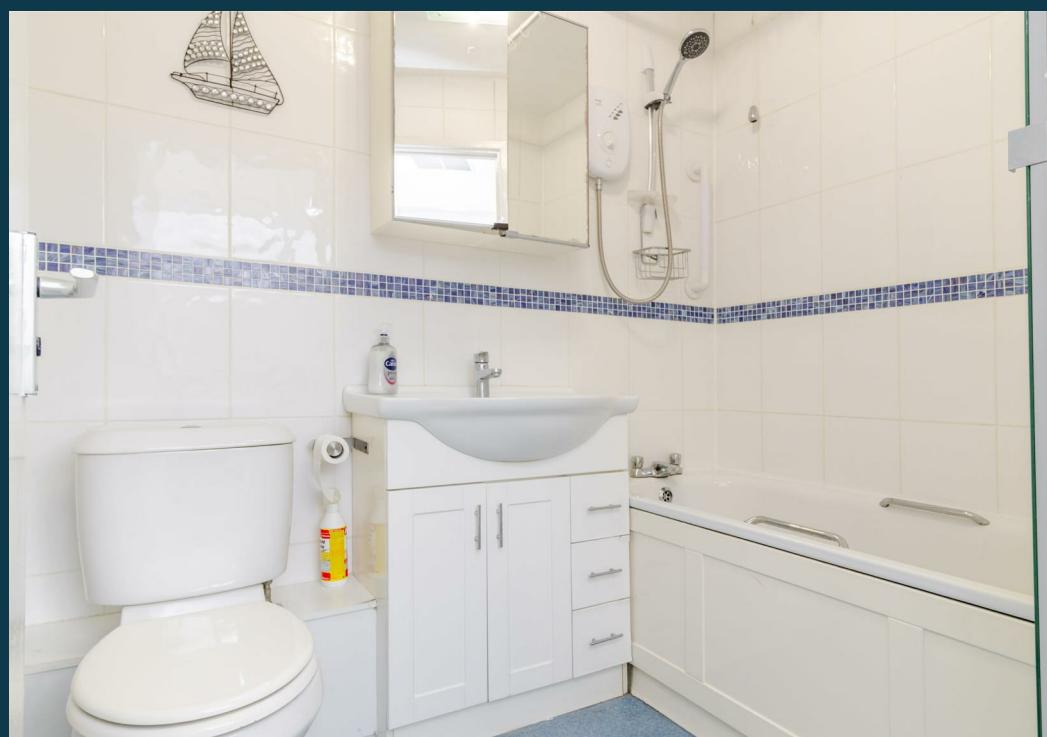
Marriott Vernon present this well proportioned two bedroom end of terrace house with private rear garden and garage en bloc, superbly situated in a prime Park Hill location just a short walk from East Croydon station and town centre. The property offers bright and spacious accommodation including a light and airy reception room, separate well equipped kitchen, first floor family bathroom gas central heating, double glazing and ample inbuilt storage including access to loft space.

Accommodation comprises entrance hall with inbuilt storage, leading into the reception room with ample space for relaxing, entertaining and dining. The separate kitchen comprises a range of wall and base units with work surfaces incorporating inset sink unit, electric hob, oven, and dishwasher. To the first floor, there are two well proportioned double bedrooms – each with inbuilt storage - plus a family 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, as well as good local schools.

Viewings are highly recommended.



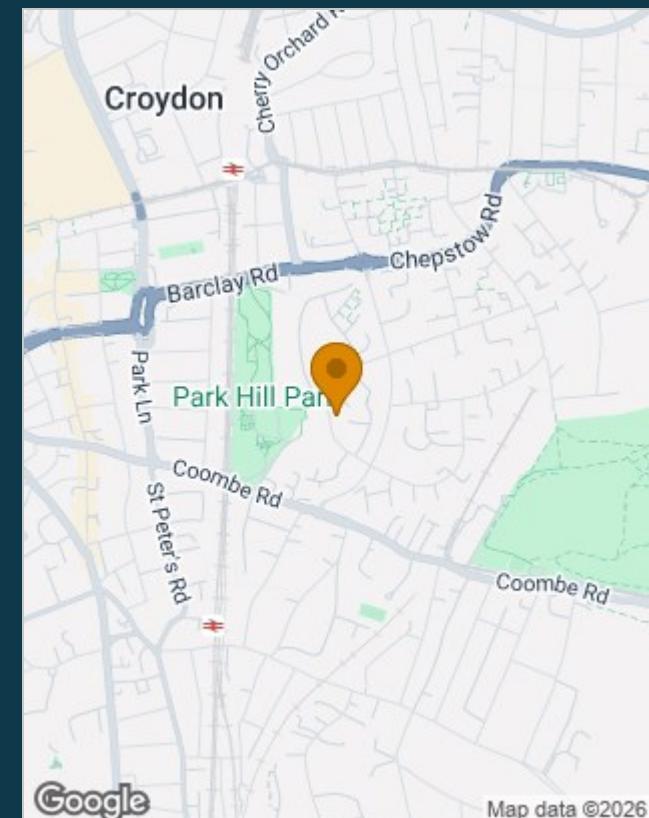




## Floor Plans



## 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)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		55	
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.