

M | V

MARRIOTT VERNON

ESTATE AGENTS



11 Caroline Close, Croydon, CR0 5JU

Guide price £575,000



M | V  
MARRIOTT VERNON



M | V  
MARRIOTT VERNON

Guide price £575,000

# 11 Caroline Close

Croydon, CR0 5JU

Four Bedroom End Of Terrace House  
Front, Side & Rear Gardens  
Within 1 Mile Of East Croydon Station

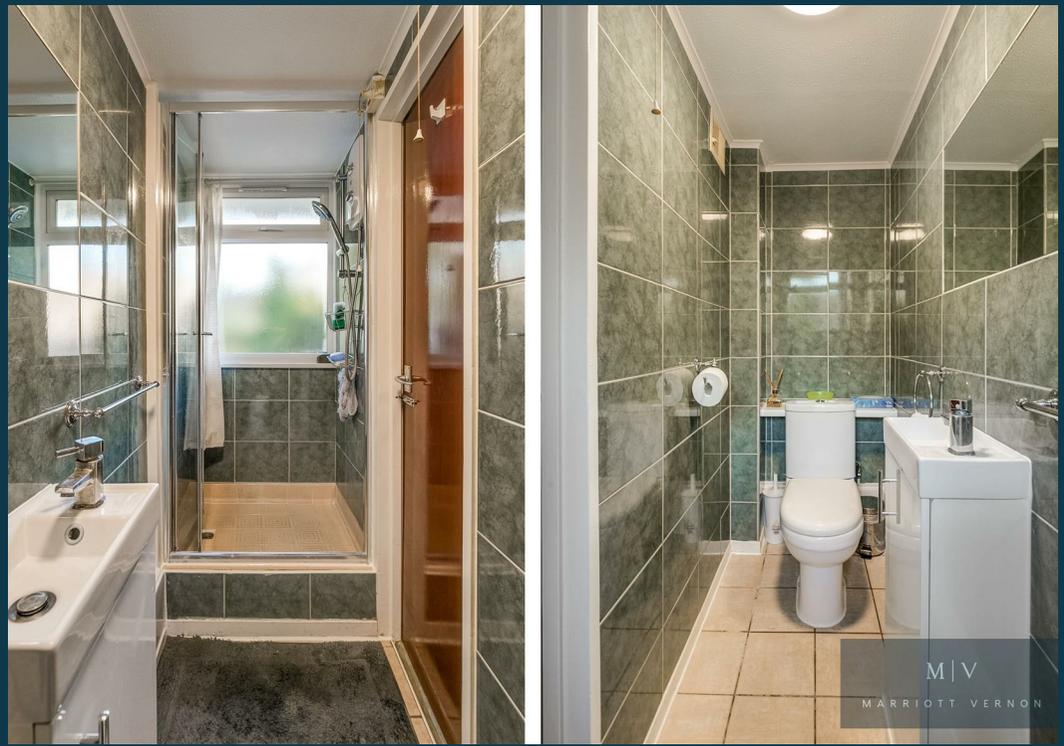
Driveway & Integral Garage  
Private Cul-De-Sac In Park Hill  
Proximity Of Several Popular Schools

Marriott Vernon welcome to the market this well presented four bedroom end of terrace house occupying a corner plot in this quiet private cul-de-sac in the highly sought after Park Hill area of East Croydon.

The property briefly comprises entrance hall with storage and shower room, 12'3x13' living room with patio doors to rear garden, dining area with access to the side garden and a separate kitchen. To the first floor are four bedrooms, family bathroom and an additional study/office space. The property boasts a driveway and integral garage, front, side and rear gardens and double glazing.

Caroline Close is a private cul-de-sac off of Brownlow Road in the popular Park Hill development in East Croydon under a mile from East Croydon Station which serves London Bridge and Victoria Stations in circa 17 minutes along with the express service to Gatwick Airport. There are several popular schools in the vicinity including Park Hill Infants and Junior schools, Archbishop Tennison CofE, Coombe Wood, Trinity and Whitgift. Croydon Town Centre offers a plethora of shops, bars and restaurants including the popular Boxpark and 'Restaurant Quarter'.







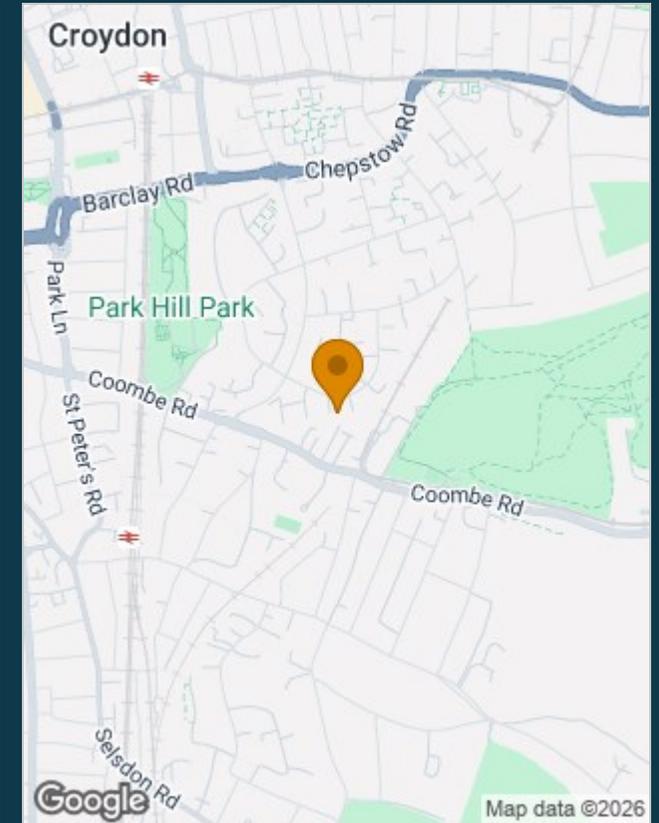
M | V

MARRIOTT VERNON

## 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.

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.

Bank House, 111 South End, Croydon, CR0 1BJ  
Tel: 0208 657 7778 Email: enquiries@marriottvernon.com www.marriottvernon.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>53</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	