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MARRIOTT VERNON  
ESTATE AGENTS



25 Bardsley Close, Croydon, CR0 5PS

Asking price £350,000



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# 25 Bardsley Close Croydon, CR0 5PS

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Marriott Vernon present to the market this well presented three bedroom split level maisonette with residents parking, garage en bloc and no onward chain, ideally situated in a sought after Park Hill location close to East Croydon station and town centre amenities. The property offers bright, well planned accommodation arranged over two floors, with private entrance and share of the freehold. Ideal for homeowner or investor alike, with further features including a generous reception room, separate well equipped kitchen, upstairs bathroom, gas central heating via 'Vaillant' boiler, double glazing, and ample inbuilt storage including access to loft space.

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/breakfast room comprises a modern 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 second floor, there are three well proportioned bedrooms - all with inbuilt storage - plus a family bathroom with modern three piece bath suite and separate shower unit.

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 including Park Hill School.

Viewings are highly recommended.



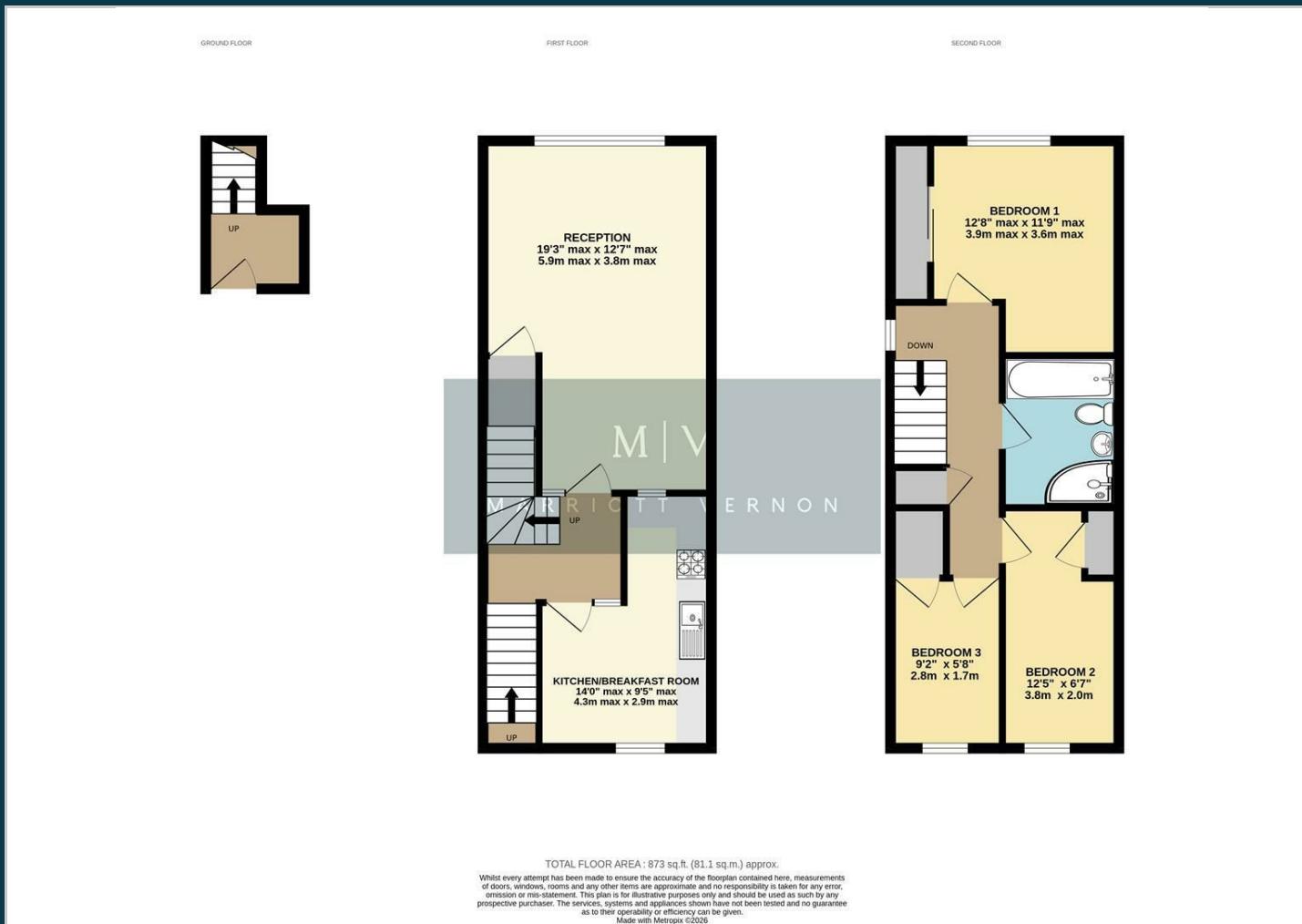




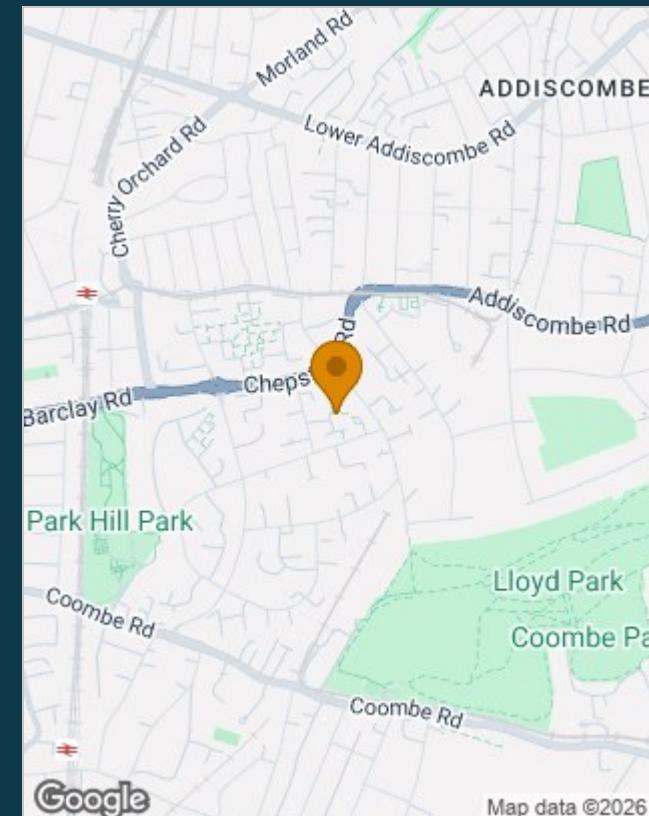
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## Floor Plans



## 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.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(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		74	75
EU Directive 2002/91/EC			