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MARRIOTT VERNON
ESTATE AGENTS

142 Turnpike Link, Croydon, CR0 5NZ

Asking price £500,000



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Marriott Vernon welcome to the market this well presented three bedroom mid terrace house with garage en bloc, residents parking and generous patio garden, ideally situated in a desirable Park Hill location just a short walk from East Croydon station. Offered to the market with no onward chain, the property offers bright and spacious accommodation arranged over two floors, with modern interiors throughout - ideal for homeowner or investor alike. Features include a large reception room with adjacent dining room, well equipped kitchen, modern family bathroom, quality floor coverings, neutral decor, gas central heating and double glazing.

Accommodation comprises entrance hall leading into the reception room with ample space for relaxing and entertaining, and opening through to the dining room with double doors onto the garden. The separate kitchen comprises a modern range of matching wall and base units with work surfaces incorporating inset sink unit, gas hob with overhead extractor, wall mounted electric oven, and further space for appliances. To the first floor, there are three well proportioned bedrooms, plus a tiled family bathroom with modern white three piece suite.

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.



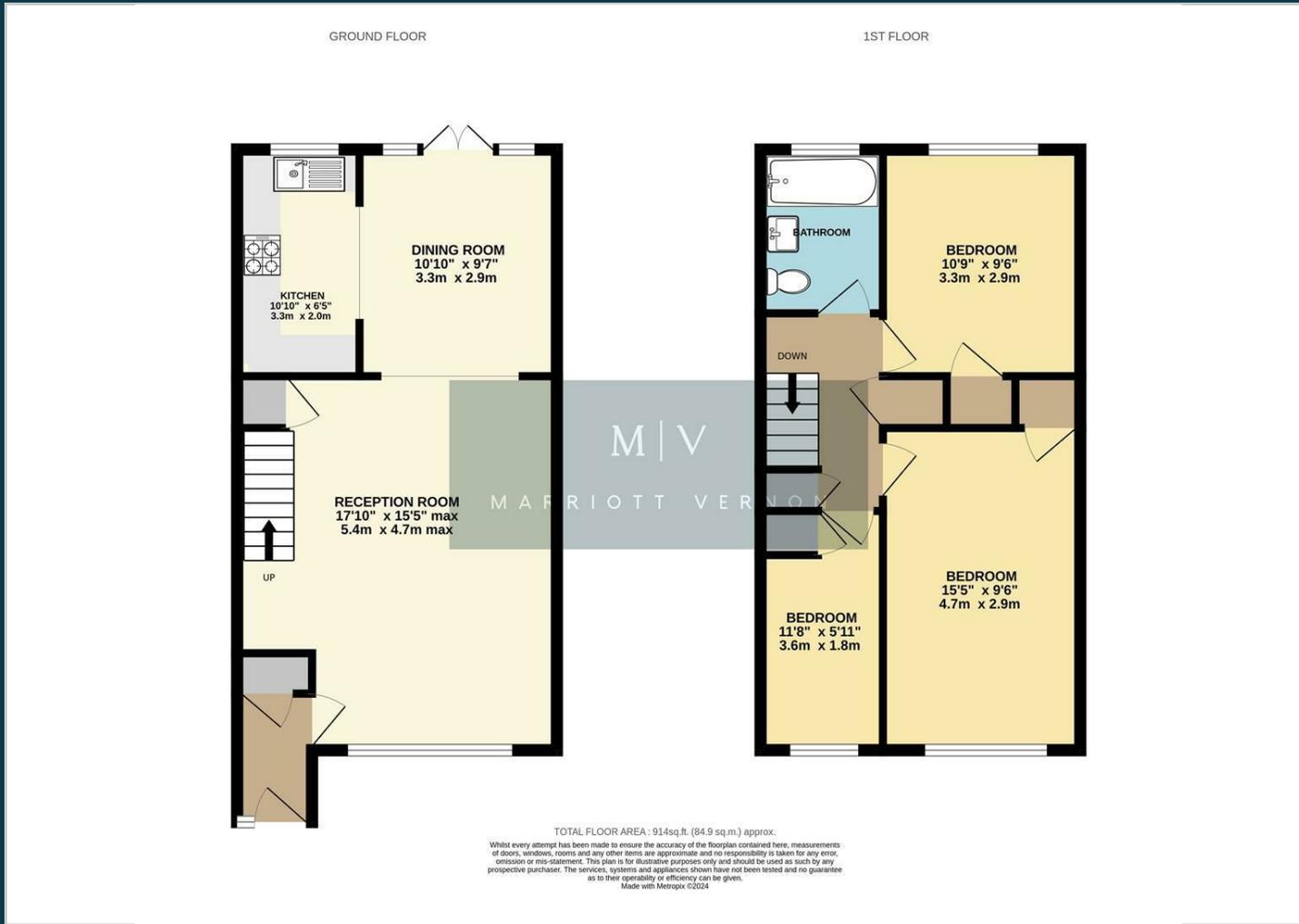




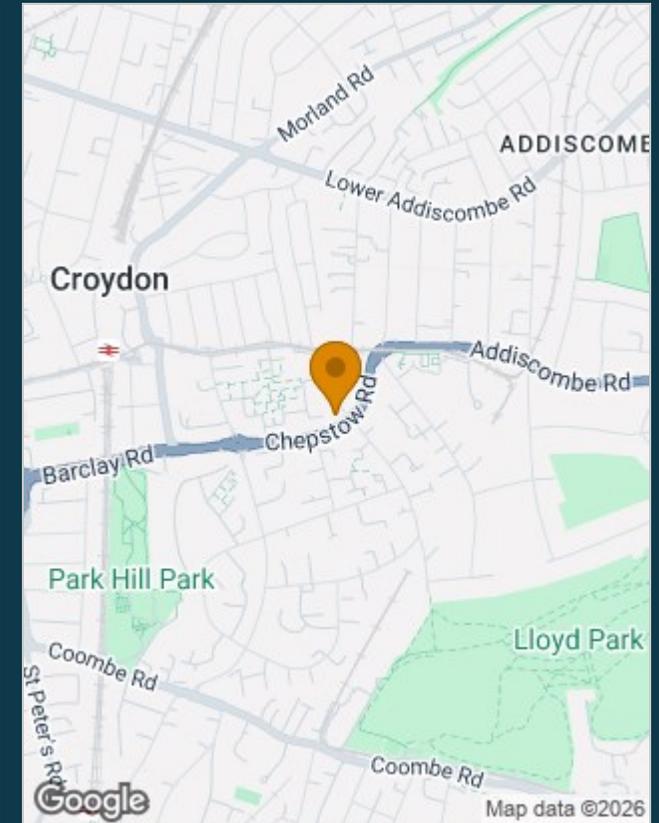
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Floor Plans



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C	70	
(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	

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.