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MARRIOTT VERNON
ESTATE AGENTS

21 Danecourt Gardens, Croydon, CR0 5JN

Asking price £425,000



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Marriott Vernon present to the market this four bedroom end of terrace property, ideally situated in a sought after Park Hill cul-de-sac within a short walk of East Croydon station and town centre amenities. Featuring a private garden, integral garage and no onward chain, the property offers bright, well planned accommodation with versatile layout. Features include a generous first floor reception room, well equipped kitchen and dining room, second floor bathroom and ground floor WC, flexible ground floor fourth bedroom or reception, separate utility, ample inbuilt storage, and gas central heating.

Accommodation comprises entrance hall with stairs rising to the first floor, inbuilt storage and personal door to the garage, leading into a fourth bedroom/reception with sliding doors onto the garden, guest WC and utility with work and appliance space. To the first floor, there is a large reception room with ample space for relaxing and entertaining, and open through to a further dining area. The separate kitchen comprises a range of wall and base units with work surfaces incorporating inset sink unit, hob with overhead extractor, electric oven, and further space for appliances. To the second floor, there are three bedrooms – two doubles and a single, 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 close-by, offering a 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.



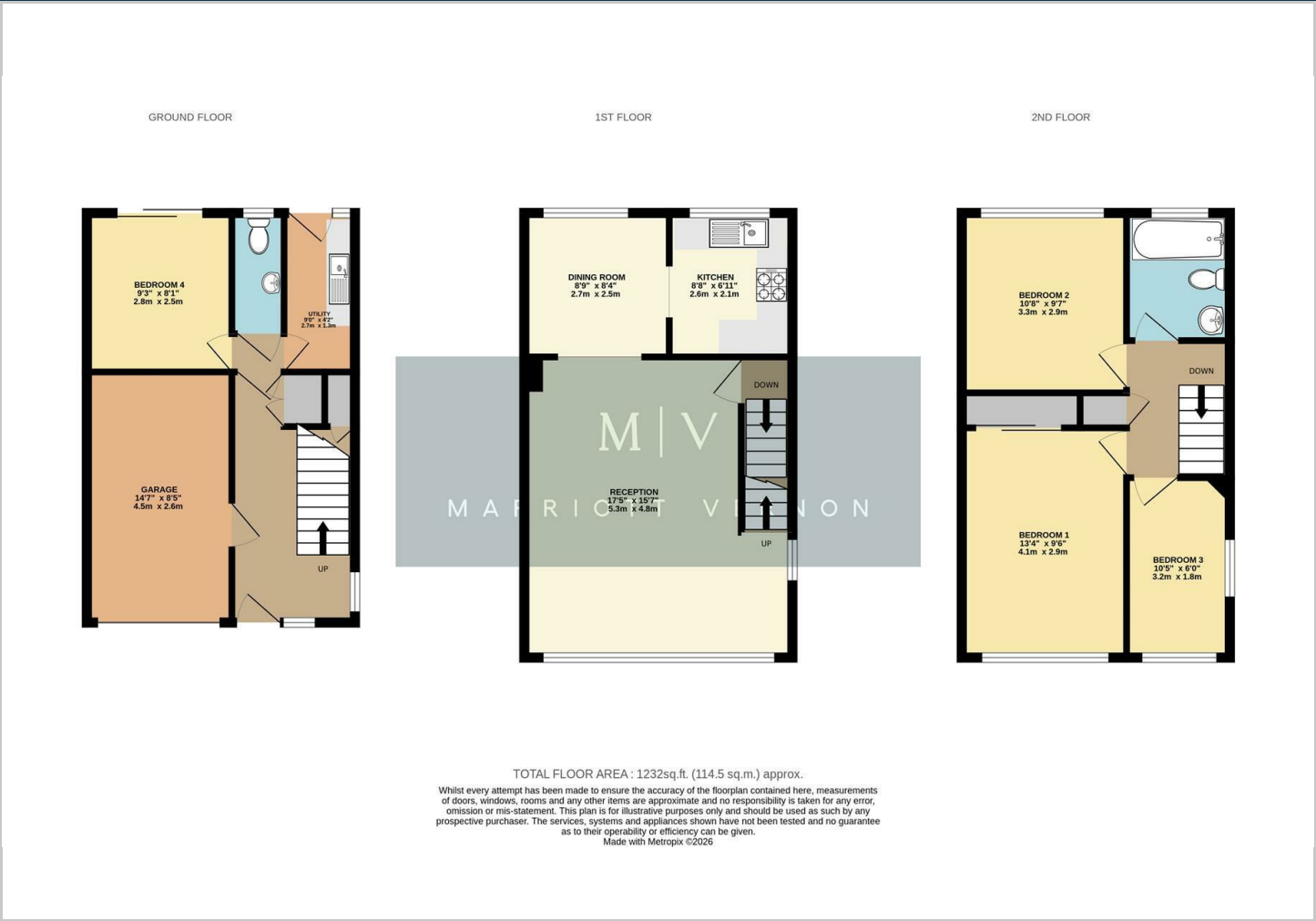




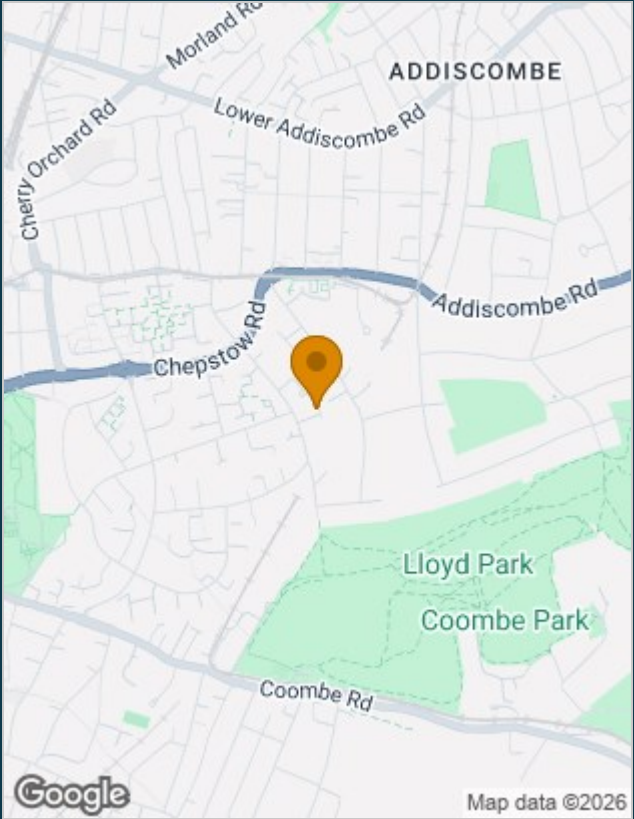
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Floor Plans



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		83
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC