

FOLKLANDS



PAGEANT WALK, PARK HILL

GUIDE PRICE £650,000































# Pageant Walk

Approximate Gross Internal Area (Excluding Garage)

1502 sq ft / 139.53 sq m

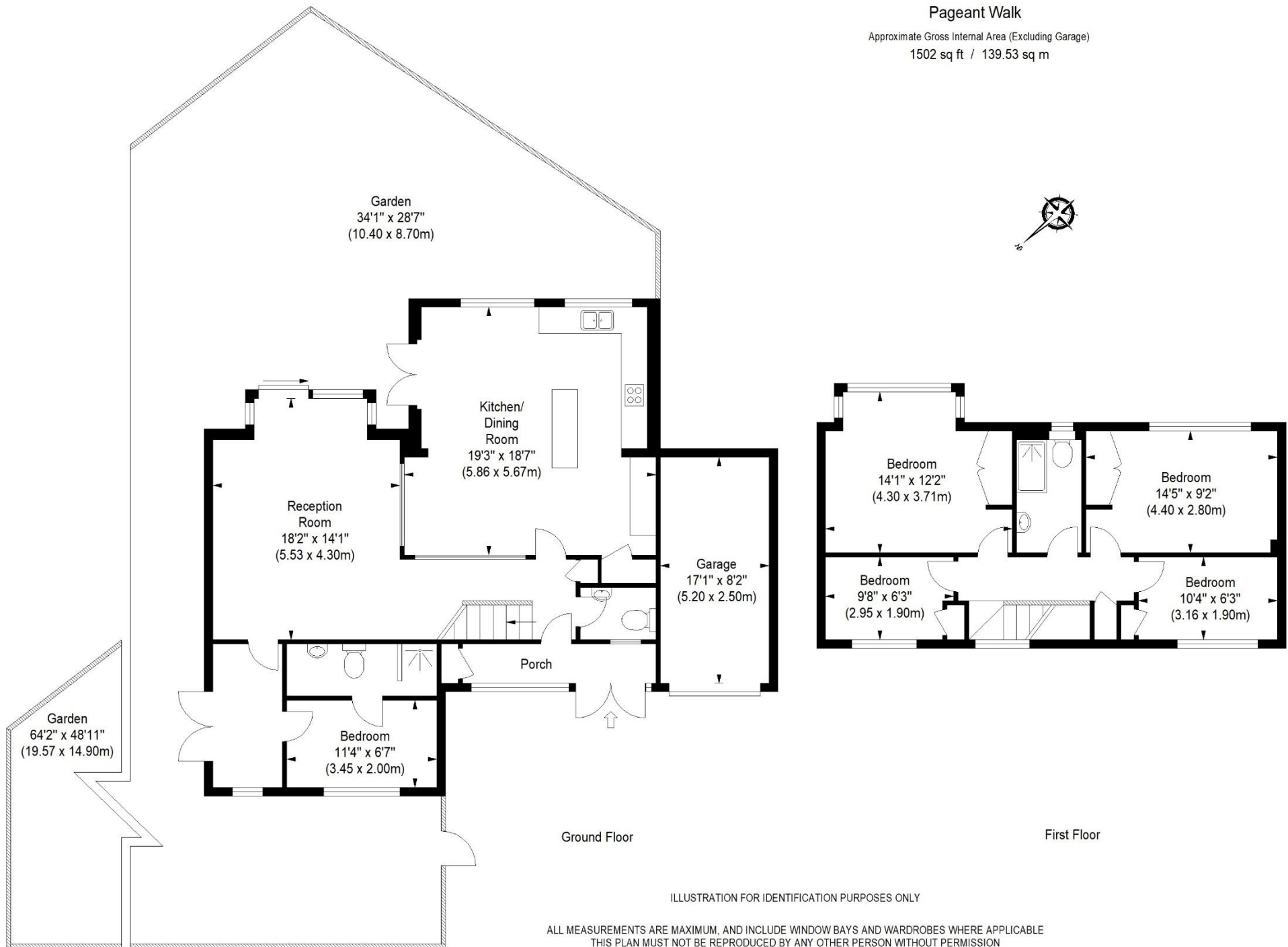


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL



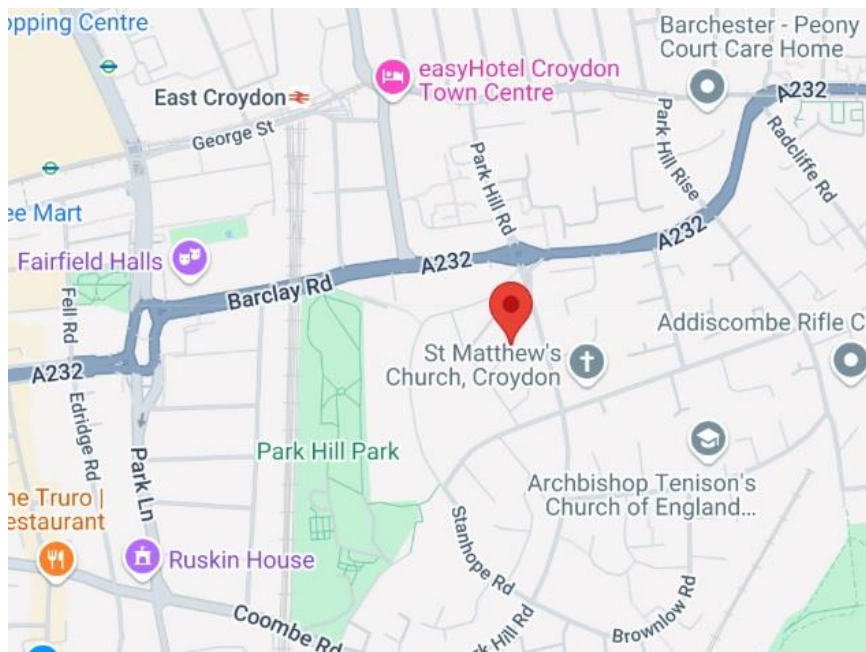
- ❖ FIVE BEDROOM DETACHED HOUSE
- ❖ EXTENDED LIVING SPACES & LARGE CORNER PLOT
- ❖ QUIET CUL-DE-SAC SETTING
- ❖ HIGHLY DESIRABLE PARK HILL LOCATION
- ❖ SMARTLY PRESENTED THROUGHOUT
- ❖ 0.3 MILES FROM EAST CROYDON TRAIN STATION
- ❖ GARAGE & OFF STREET PARKING
- ❖ TWO BATHROOMS & DOWNSTAIRS WC
- ❖ CHAIN FREE
- ❖ EPC EER D

**\*\* Chain Free \*\* Extended Living Spaces \*\* Larger than Average Corner Plot \*\*** A smartly presented five-bedroom detached house situated within this quiet cul-de-sac in the highly desirable Park Hill area of Croydon, conveniently located only 0.3 miles from East Croydon train station and the local tram stop.

This light & airy home benefits from a private garage & off-road parking, it is fully double glazed (Including a porch entrance) and enjoys ample fitted storage. With extended accommodation to the ground floor, the property offers versatile living and overall boasts 1502 SQFT (not including the garage). Externally, the property benefits from a sizeable wrapround garden.

The accommodation comprises four bedrooms to the first floor (Each with fitted wardrobe cupboards), a stylish shower room suite with large walk-in cubicle, a ground floor bedroom with en-suite shower room, a downstairs WC, an 18'2 x 14'1 living room, and a 19'3 x 18'7 kitchen/dining room with a contemporary fitted kitchen & breakfast island.

Furthermore, this property sits a short distance away from the highly regarded Park Hill Infant & Primary school and Archbishop Tenison C of E High School. It also happens to be situated within walking distance to two of Croydon's best parks, being Lloyd Park & Park Hill Park. In our opinion this property would make a wonderful family home.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		