



3 Lyndhurst Close, Park Hill, East Croydon
PRICE £730,000 FREEHOLD

3 Lyndhurst Close

Park Hill, East Croydon

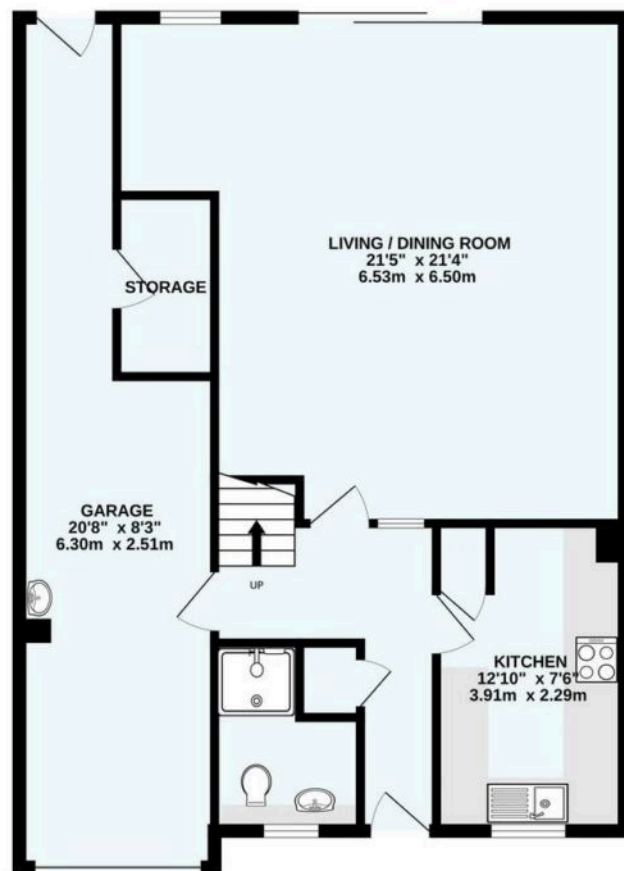
A four bedroom, three bath/shower room, 'Chilcombe' style family residence, located in the much sought after Park Hill area within walking distance of Lloyd Park, East Croydon town centre, station, bus and tram links. The property is also situated close to Trinity, Whitgift, Croydon High and Royal Russell schools. Covered porch, entrance hall with door to large integral garage which has it's own loft storage space, downstairs shower room, fully fitted kitchen overlooking front garden, large living/dining room with study/music area and sliding doors to level rear garden. Stairs to first floor landing, principal bedroom with dressing room area and en-suite bathroom (offering enough space to split into two bedrooms if required), three further bedrooms with fitted cupboards, family bathroom, access to partially boarded loft. Integral garage (which could be converted to additional ground floor living accommodation if required), driveway with parking for three cars, large patio leading to secluded level, fully fenced rear garden which is mainly laid to lawn, bordered with a good variety of shrubs and trees.

- FOUR BEDROOM "CHILCOMBE" STYLE FAMILY RESIDENCE
- THREE BATH/SHOWER ROOMS, GREAT WATER PRESSURE FROM MEGAFLOW PRESSURISED TANK, TOILETS WITH WATER DOUCHE
- LARGE OPEN PLAN LIVING/DINING ROOM + SEPARATE FITTED KITCHEN
- OFF STREET PARKING FOR THREE CARS + INTEGRAL GARAGE + ADDITIONAL STORAGE
- MATURE LEVEL FULLY FENCED REAR GARDEN
- WALKING DISTANCE OF LLOYD PARK, PARK HILL PARK & CROYDON TOWN CENTRE.
- COUNCIL TAX BAND F

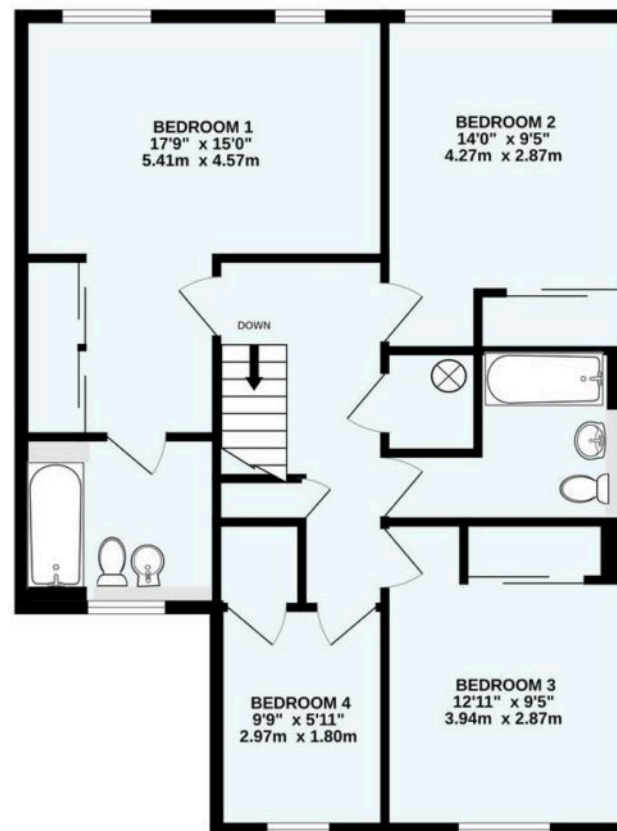




GROUND FLOOR
906 sq.ft. (84.2 sq.m.) approx.



1ST FLOOR
812 sq.ft. (75.4 sq.m.) approx.



TOTAL FLOOR AREA : 1718 sq.ft. (159.6 sq.m.) approx.
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ShineRocks Estate Agents

ShineRocks Property Agents, 4 Russell Parade, Russell Hill Road - CR8 2LE

020 8660 2010

enquiries@shinerocks.co.uk

www.shinerocks.co.uk

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PROPERTY AGENTS

For clarification purposes, we wish to inform prospective purchasers that these details have been prepared as a general guide only. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and generally to maximum dimensions and should not be relied upon for carpets or furnishings. Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows and room sizes are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should only be used as such.