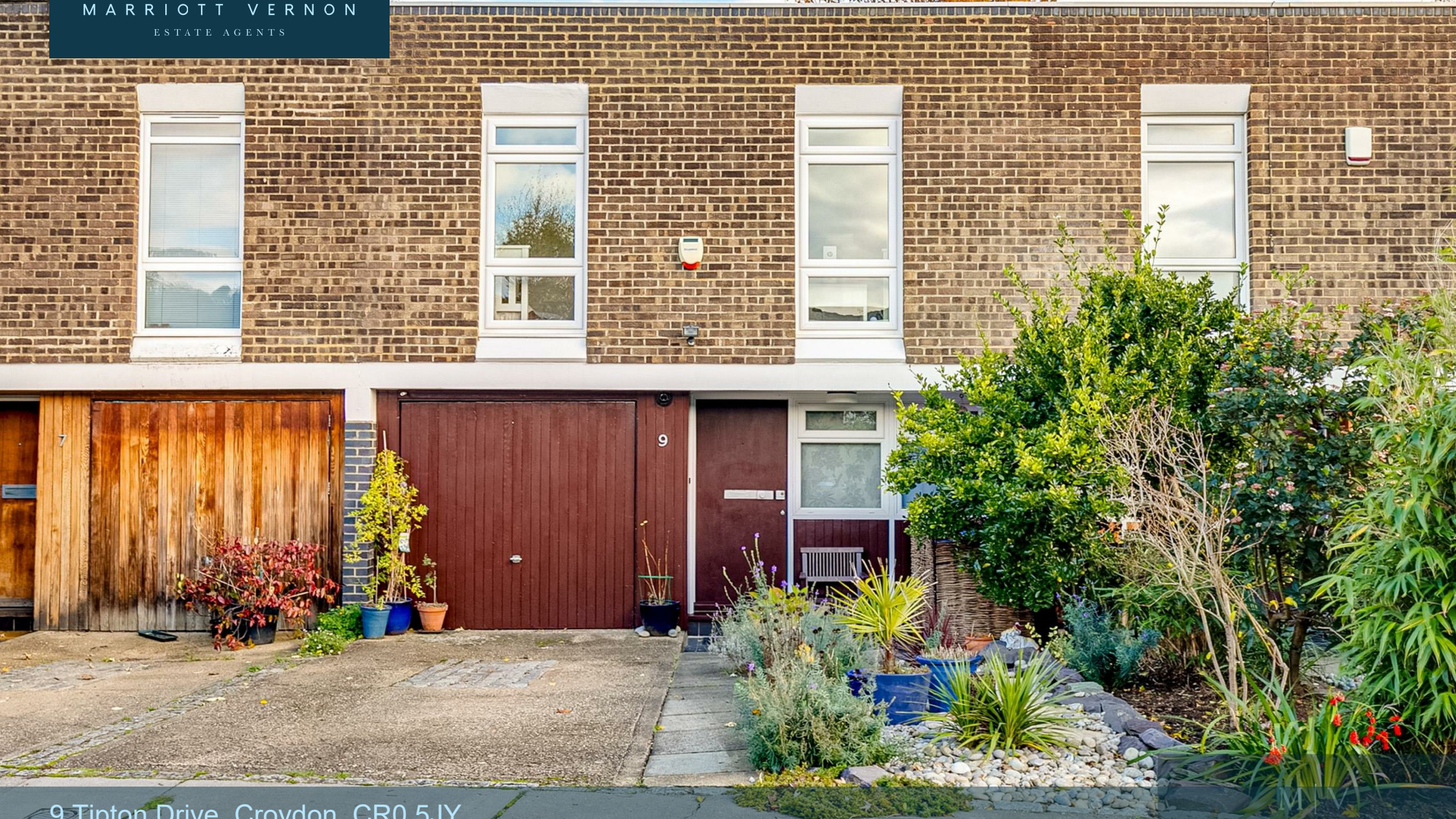


M | V

MARRIOTT VERNON  
ESTATE AGENTS



9 Tipton Drive, Croydon, CR0 5JY  
Asking price £595,000

 4  2  1   MARRIOTT VERNON





M | V  
MARRIOTT VERNON



Asking price £595,000

# 9 Tipton Drive

## Croydon, CR0 5JY

\*\*\* Recently re-available\*\*\*

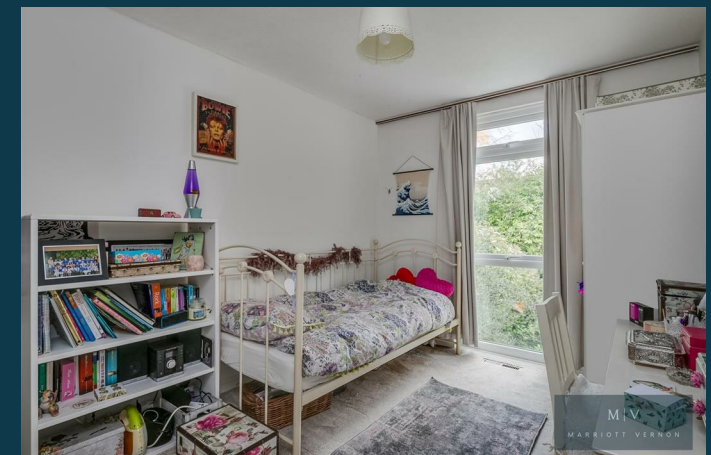
Marriott Vernon proudly present this beautifully presented four bedroom, two bathroom, terraced property with integral garage and charming secluded landscaped garden, enviably situated in a sought after Park Hill location, within a short distance of East Croydon station and town centre.

The property has been superbly maintained and appointed by the current owner, with bright and spacious, well planned accommodation, further enhanced by stylish interiors, elegant finish and modern design. Features include gas warm air heating, double glazing, quality floor coverings, ample inbuilt storage and neutral decor.

Accommodation comprises entrance hall with inbuilt storage and access to ground floor shower room, leading into the internal dining area, flooded with natural light from a double height ceiling and overhead skylight window. The dining area opens through to the generous reception room with double doors onto the delightful garden, and ample space for relaxing and entertaining. The separate kitchen comprises a modern range of matching wall and base units with work surfaces incorporating inset sink unit, inbuilt hob with overhead extractor, electric oven, and further space for appliances. To the first floor, a galleried landing area leads to four well proportioned bedrooms, plus a modern tiled family bathroom with white three piece suite.

The property is superbly located in a private road, 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.







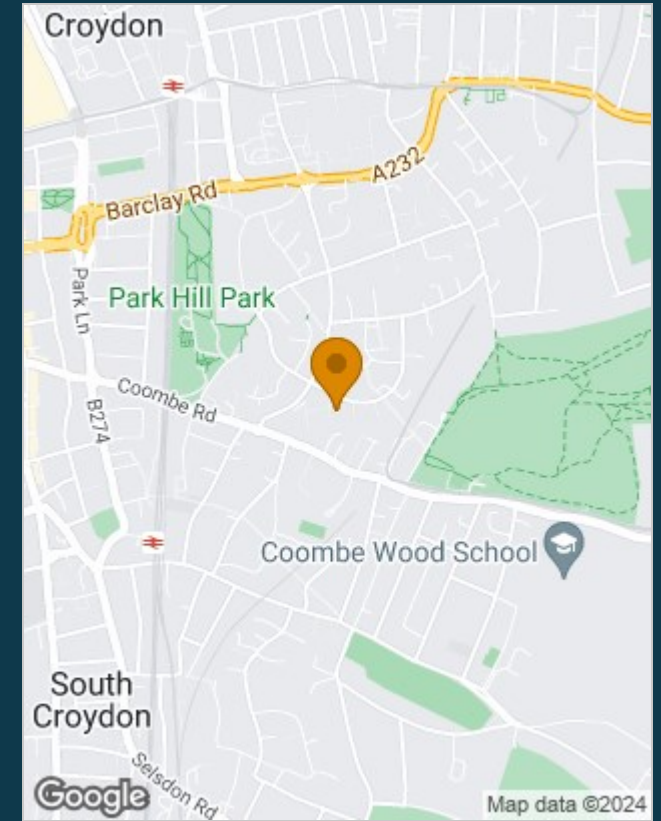




## Floor Plans



## 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) <b>A</b>                          |                         | <b>83</b> |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | <b>67</b>               |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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.