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MARRIOTT VERNON

ESTATE AGENTS



106 Turnpike Link, Croydon, CR0 5NY

Offers in excess of £500,000



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# 106 Turnpike Link Croydon, CR0 5NY

Marriott Vernon offer to the market this well proportioned three bedroom townhouse with off street parking, integral garage and private garden, enviably situated in the highly regarded Park Hill area, within a short distance of East Croydon station and town centre amenities. Offering scope for modernisation and customisation to suit own taste, the property provides bright and spacious, versatile accommodation over three floors, with excellent potential for homeowner or investor alike. Features include two generously sized reception areas, open plan kitchen/diner, family bathroom, further ground floor shower room and separate WC, ample inbuilt storage, double glazing, gas warm air heating and no onward chain.

Accommodation comprises entrance with access to useful guest WC, generous inbuilt storage and personal door to the garage, leading into a versatile rear reception/conservatory with adjacent shower room. Stairs rise to the first floor, and lead into a spacious reception room with plenty of space for relaxing and entertaining, as well as doorway through to a dining area and open plan kitchen. The kitchen itself comprises a range of wall and base units with work surfaces incorporating inset sink unit, and further space for appliances. To the second floor, there are three bedrooms 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 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.







## Floor Plans



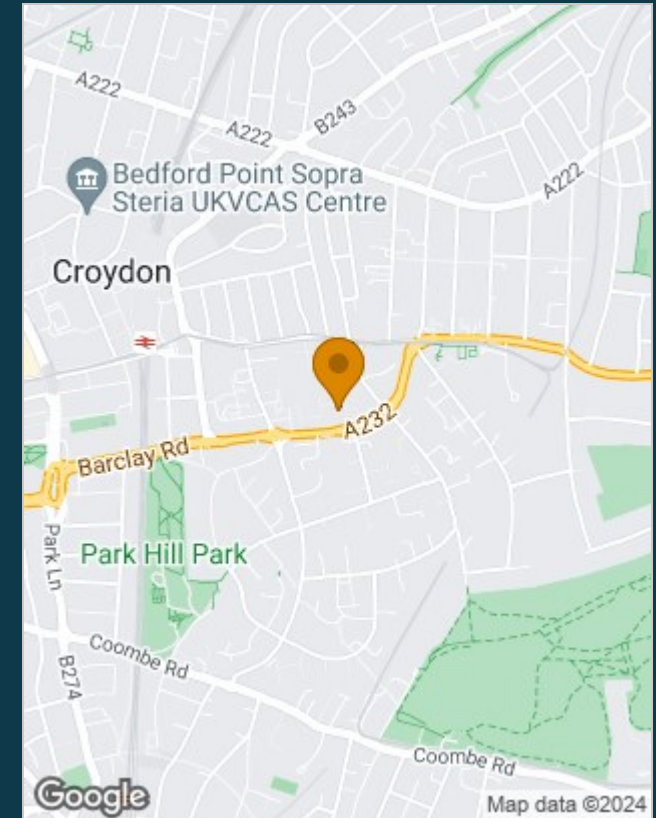
## Viewing

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.

Ewhurst Avenue, South Croydon, CR2 0DL  
Tel: 0208 657 7778 Email: enquiries@marriottvernon.com www.marriottvernon.com

## Location Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	