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MARRIOTT VERNON  
ESTATE AGENTS



67 Park Hill Road, Croydon, CR0 5NG

Offers in excess of £850,000



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# 67 Park Hill Road

Croydon, CR0 5NG

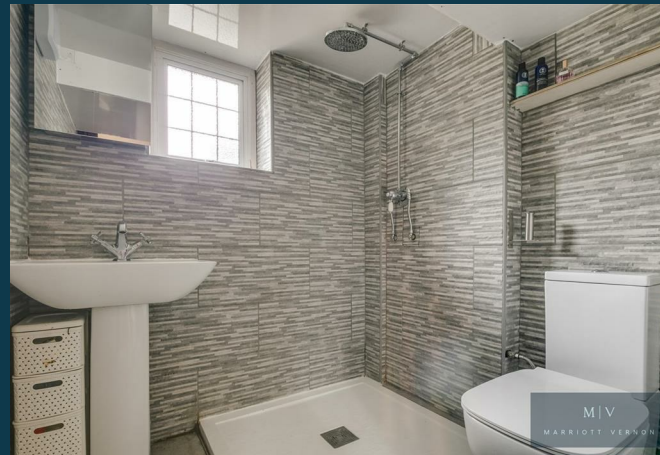
\*\*\*Guide Price £850,000-£900,000\*\*\*

Marriott Vernon are delighted to offer to the market this substantial four bedroom, two bathroom, detached family home with ample off street parking and delightful 100ft south facing private garden with detached annexe/studio. Ideally situated in a highly sought after location in Park Hill in easy reach of East Croydon station and town centre, the property provides bright and spacious accommodation, ideal for modern family life, with a wealth of 1930's features including cornicing and stripped wood joinery. Further features include two generous reception rooms, large reception hall area, well equipped kitchen/breakfast room, first floor bathroom, ground floor shower, gas central heating, and double glazing.

Accommodation comprises entrance porch and 15'2 reception hall with stairs rising to the first floor and access to useful downstairs shower room, leading into the front aspect reception room with attractive bay window and ample space for relaxing and entertaining. A further 16' dining room enjoys direct access onto the garden. The separate kitchen/breakfast room, also with garden access, comprises a range of matching wall and base units with work surfaces incorporating inset sink unit, gas hob with overhead extractor, electric oven, and further space for appliances. To the first floor, there are four well proportioned double 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 Schools.

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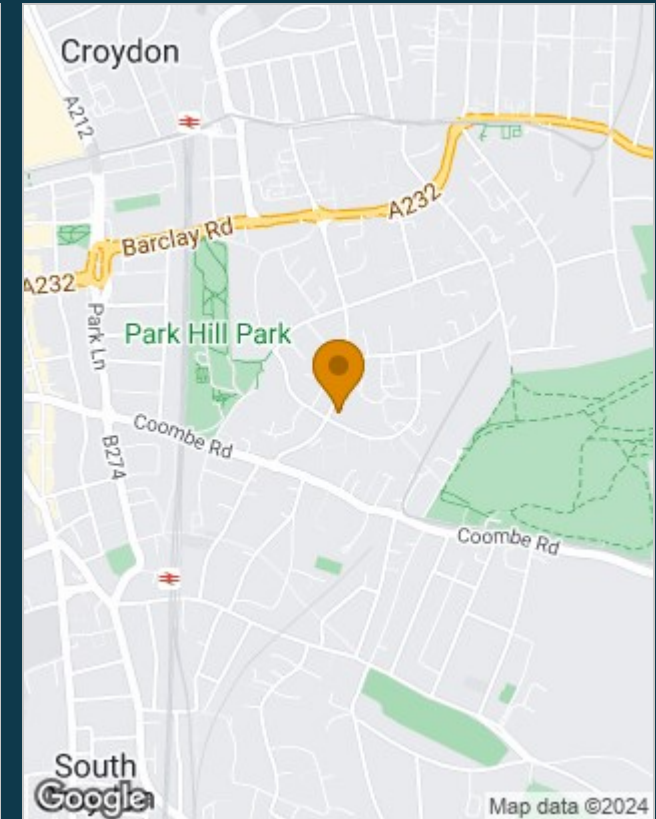
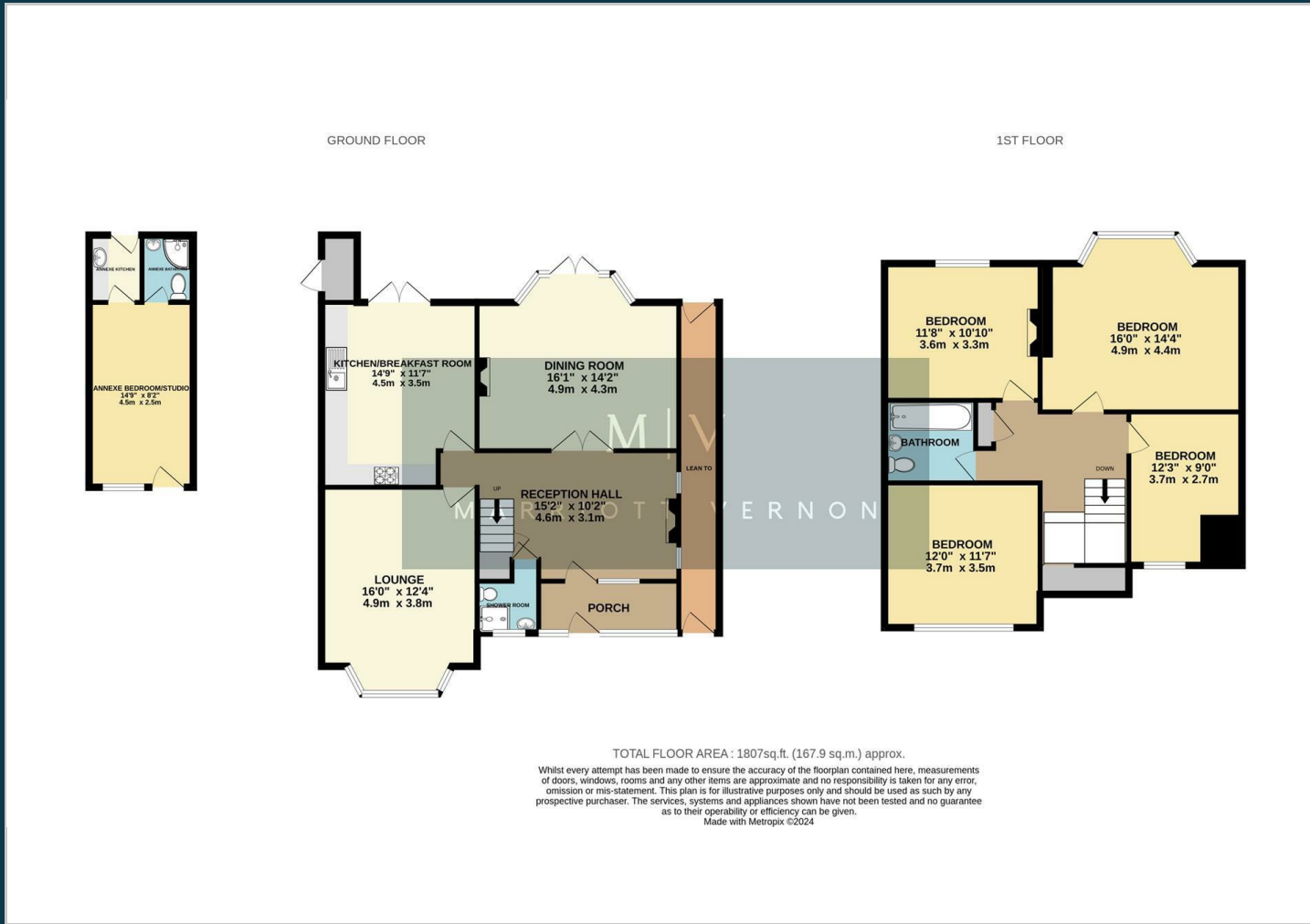


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# Floor Plans

# 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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.