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MARRIOTT VERNON
ESTATE AGENTS

4 Anselm Close, Croydon, CR0 5LY

Offers in excess of £375,000



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Marriott Vernon present to the market this newly refurbished two double bedroom split level maisonette with garage en bloc, residents permit parking and long lease (139 years), enviably situated in a highly sought after residential location on the favoured Park Hill development in East Croydon.

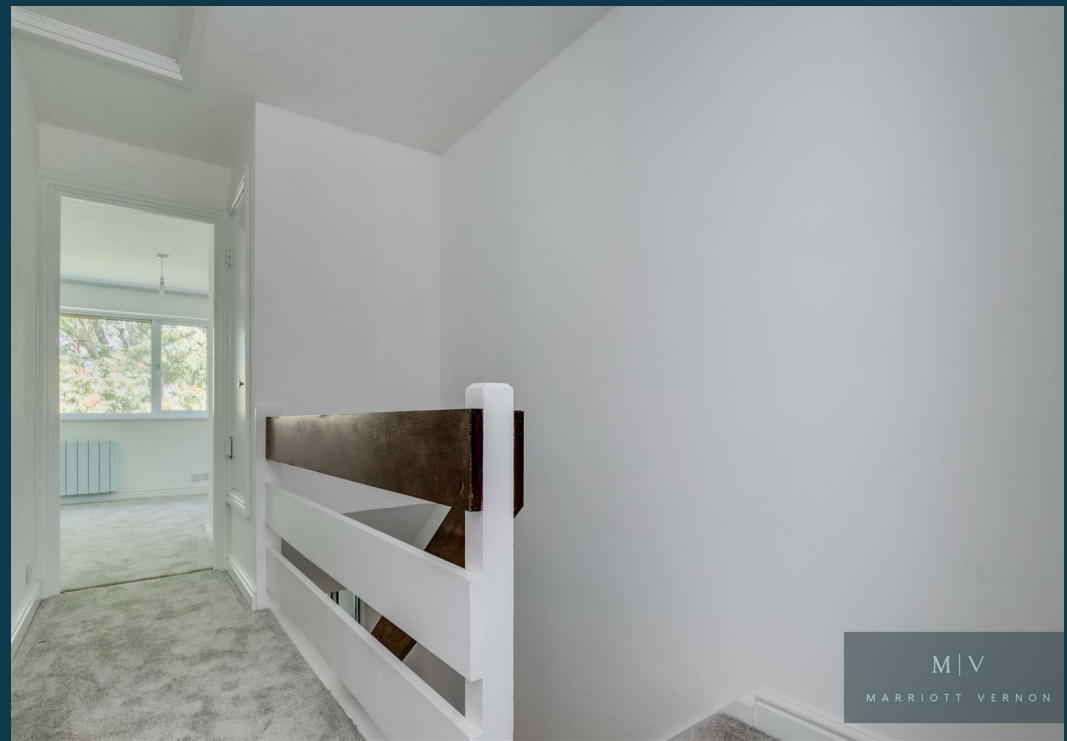
The property offers bright and spacious accommodation arranged over two floors, with stylish interiors and neutral finish throughout - ideal for homeowner or investor alike. Features include a generous open plan reception/diner, well equipped newly fitted kitchen and bathroom, electric heating, double glazing, quality floor coverings and ample inbuilt storage including access to loft space.

Accommodation comprises entrance with stairs rising to the first floor, leading into the light and airy reception room with ample space for relaxing, entertaining and dining. The separate kitchen comprises a quality range of matching wall and base units with work surfaces incorporating inset sink unit, inbuilt hob with oven and breakfast area. To the second floor are two well proportioned double bedrooms - each with inbuilt storage - plus a family bathroom with modern three piece bathroom suite.

The property is superbly located within just a short walk of East Croydon station with excellent connections into Central London as well as to Gatwick Airport and the South Coast. Croydon's Tramlink service also offers excellent links to Wimbledon and Beckenham. Croydon town centre is close-by 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.



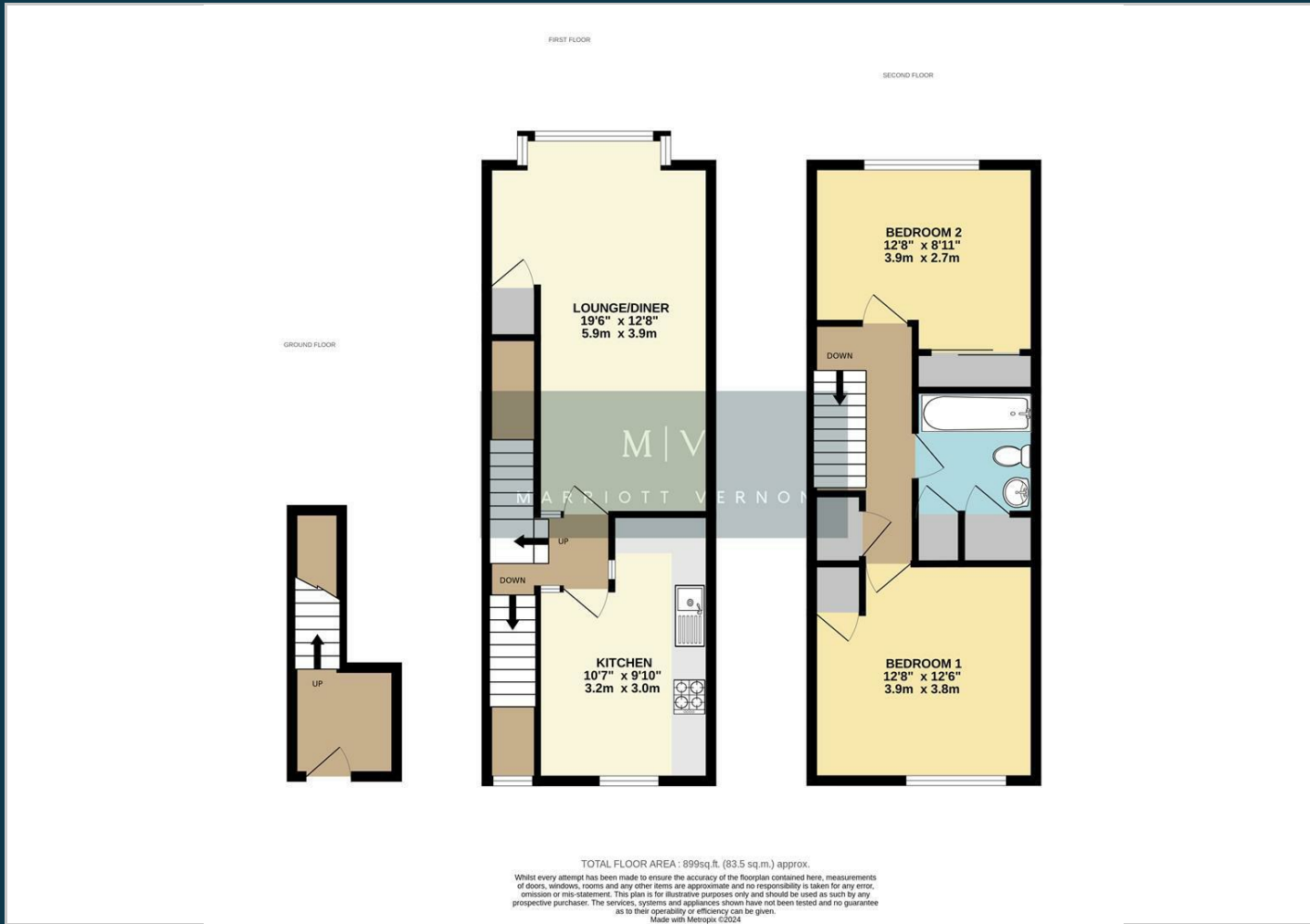




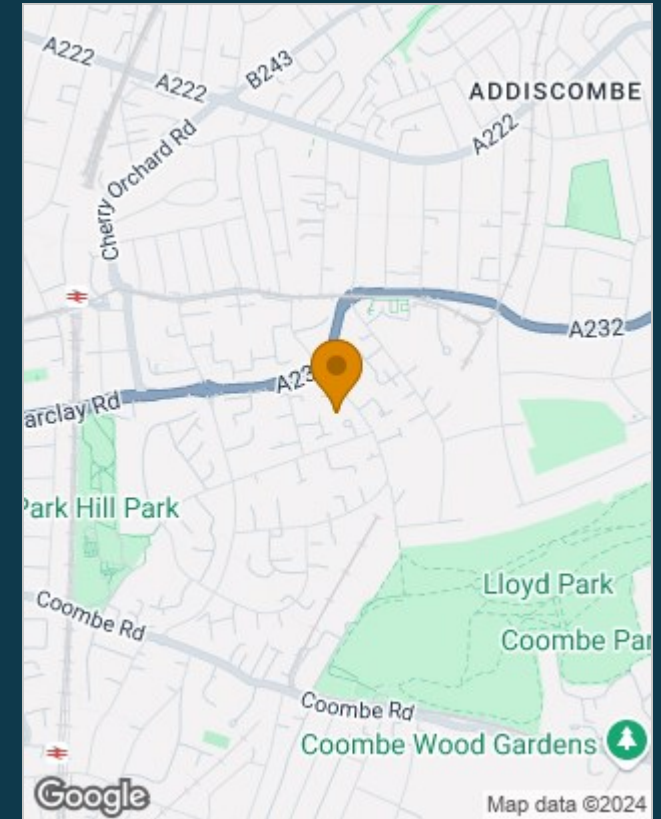
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Floor Plans



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.

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