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MARRIOTT VERNON
ESTATE AGENTS



3 Hunters Way, Croydon, CR0 5JJ

Guide Price £600,000-£650,000

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Marriott Vernon present to the market this stunning four bedroom terraced house on the sought after Park Hill development with garage, off street parking and wooden decked patio garden with gate onto glorious communal gardens. The property has been superbly refurbished to a very high standard by the current owners, offering bright and spacious accommodation with contemporary appeal and modern design. Features include an impressive open plan reception/dining room, well equipped fully integrated kitchen, family bathroom, principal en-suite, guest WC, utility area in garage, underfloor heating to bathroom, en-suite, kitchen and lounge, gas central heating with 'Nest' smart controls, hard wood flooring and CAT 6 wiring throughout.

Accommodation comprises entrance hall with access to guest WC, leading into the open plan reception/dining room with bi-folding doors, with inbuilt blinds, onto the garden and ample space for relaxing and dining. The separate kitchen, with window through to the reception, comprises a quality range of matching wall and base units with work surfaces incorporating inset sink unit, 'Rangemaster' hob, 'AEG' oven, 'Samsung' microwave and flatplate, 'NEFF' extractor, and Hotpoint' dishwasher. Stairs lead up to the first floor with skylight window over, and into four well sized bedrooms - with luxury en-suite to the principal bedroom - plus a family bathroom with modern bath suite and walk-in 'waterfall' shower unit.

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 shops, bars, restaurants and leisure facilities. For families, the area is well served by wonderful open spaces including nearby Park Hill Park, Lloyd Park and good local schools including Park Hill School







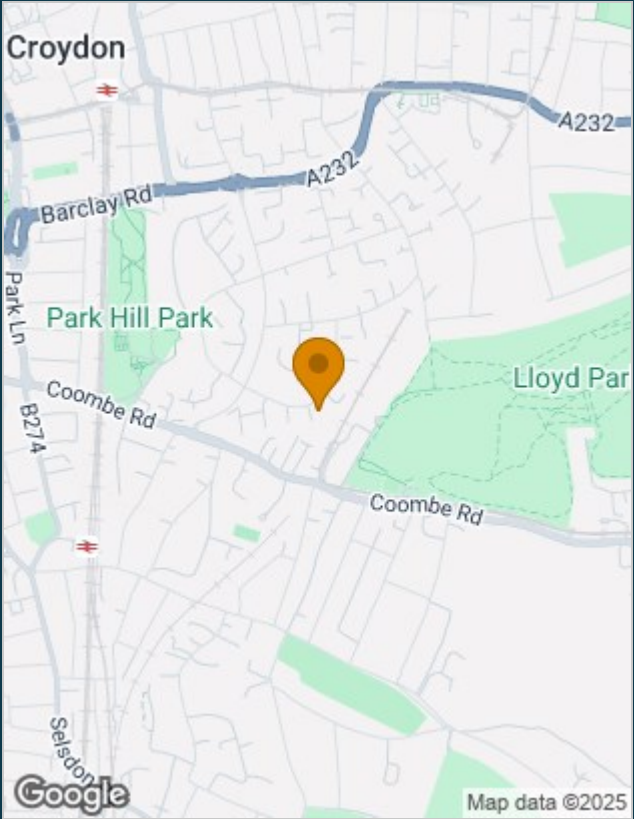
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Floor Plans

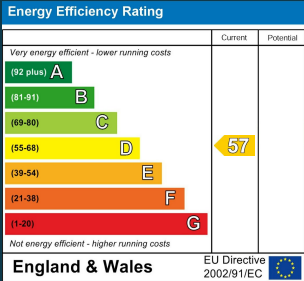


Location Map



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.