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ESTATE AGENTS

87 Park Hill Rise, Croydon, CR0 5JH  
Offers in excess of £500,000



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**87 Park Hill Rise**  
Croydon, CR0 5JH

## Offers in excess of £500,000

Marriott Vernon present this stunning three bedroom end of terrace house with secluded private garden, superbly situated in a prime Park Hill location just a short walk from East Croydon station and town centre. The property has been beautifully upgraded and re-modelled within the last few years, offering bright and spacious accommodation with stylish interiors and high spec finish throughout. Flowing living space creates a haven of comfort and convenience, ideal for homeowner or investor purchaser in this fantastic residential location. Features include a light and airy reception room with well equipped open plan kitchen area, stylish first floor family bathroom and ground floor WC, gas central heating, double glazing, garage en-bloc, quality flooring, ample inbuilt storage, Hive system, ring doorbell and rear security lighting.

Accommodation comprises entrance hall with access to guest WC, leading into the open plan reception/kitchen with ample space for relaxing, entertaining and dining, and sliding doors to the rear onto the delightful decked garden. The kitchen area comprises a sleek range of matching wall and base units with work surfaces incorporating inset sink unit, electric oven, fridge freezer and dishwasher. A separate utility room offers additional useful work and appliance space. To the first floor, there are three well proportioned bedrooms - two doubles and a further single - plus an elegantly tiled family bathroom with modern white three piece suite.

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







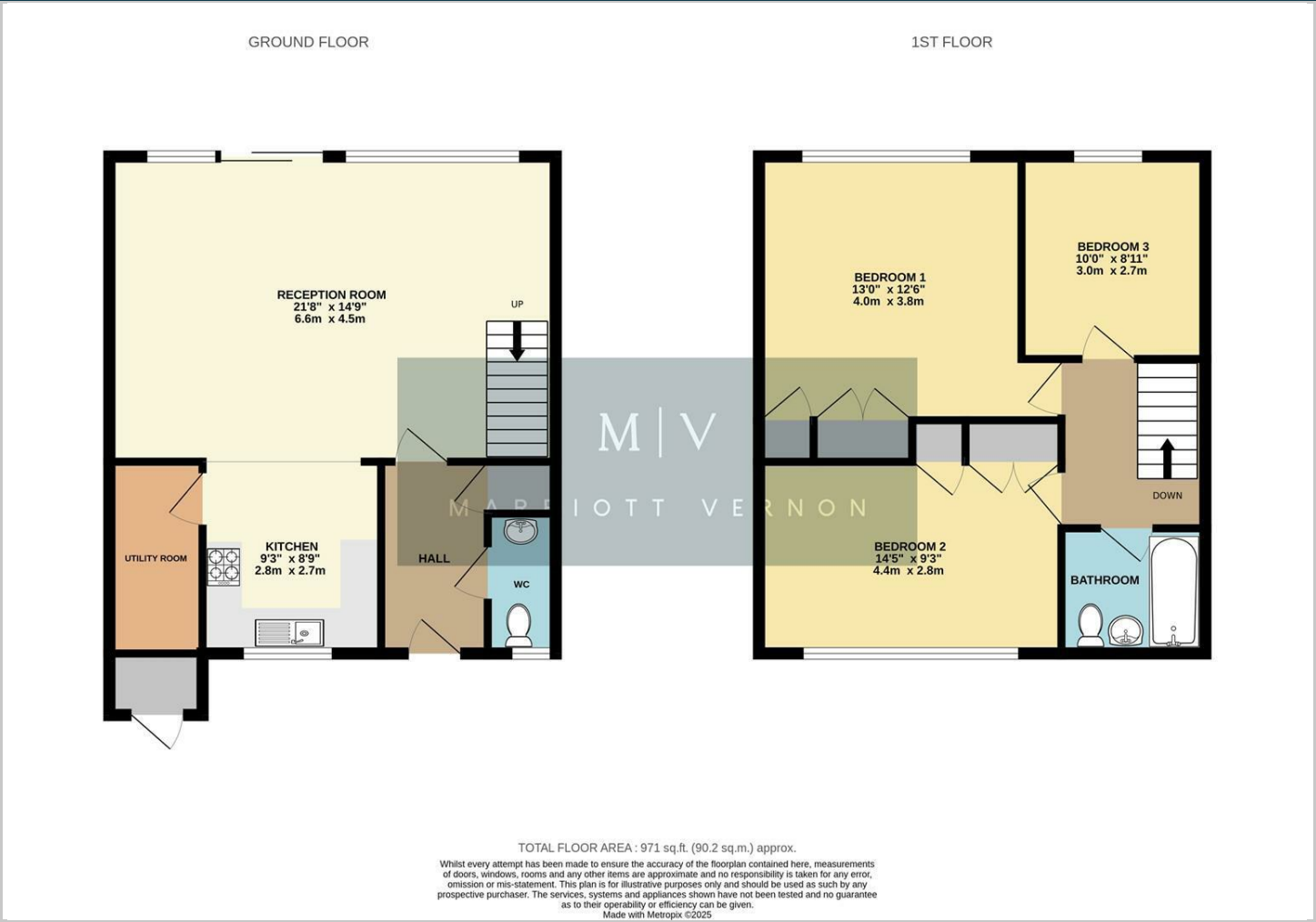




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Floor Plans



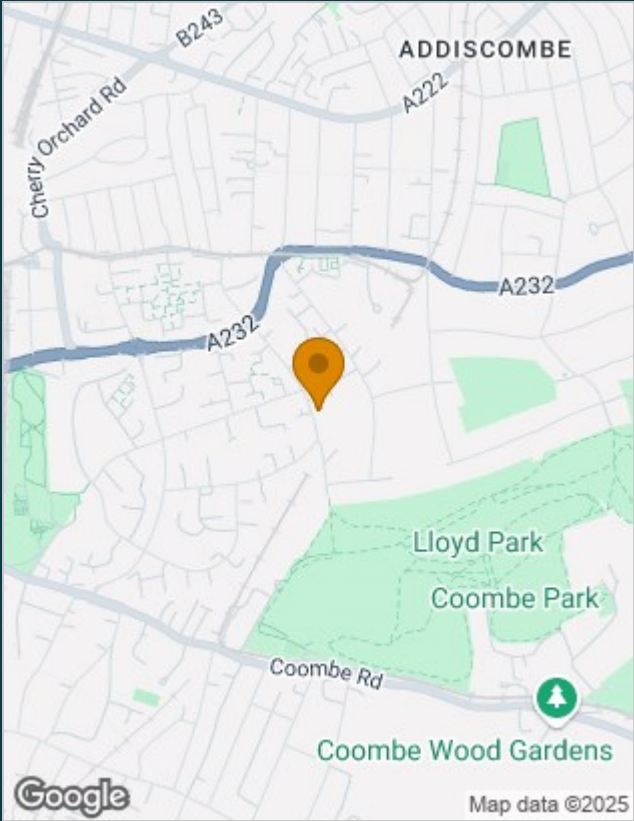
Viewing

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.

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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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC