



**Pageant Walk, Croydon CR0 5UG**

**welcome to**

## **Pageant Walk, Croydon**

A well-presented detached 5 bedroom home positioned in the ever so popular Park Hill, just a stone throw away from East Croydon train station, offering direct links to both London Bridge and Victoria, not forgetting the ever so popular Box park with an array of both restaurants and bars. Property falls within catchment to both the area's most desirable states and private schools such as Park Hill, Trinity and Royal Russell and minutes' walk to local parks and outside space. Property offers versatile living and comprises 19' modern fitted kitchen/diner with centre island and integrated appliances, bright and airy living room with patio doors to beautiful secluded garden. Downstairs cloakroom. Downstairs bedroom with ensuite and study that lends itself to a bedroom apartment. The first floor provides 4 generous sized bedrooms and family shower room. Further benefits from garage plus off-street parking on the forecourt for one car, and no onward chain.

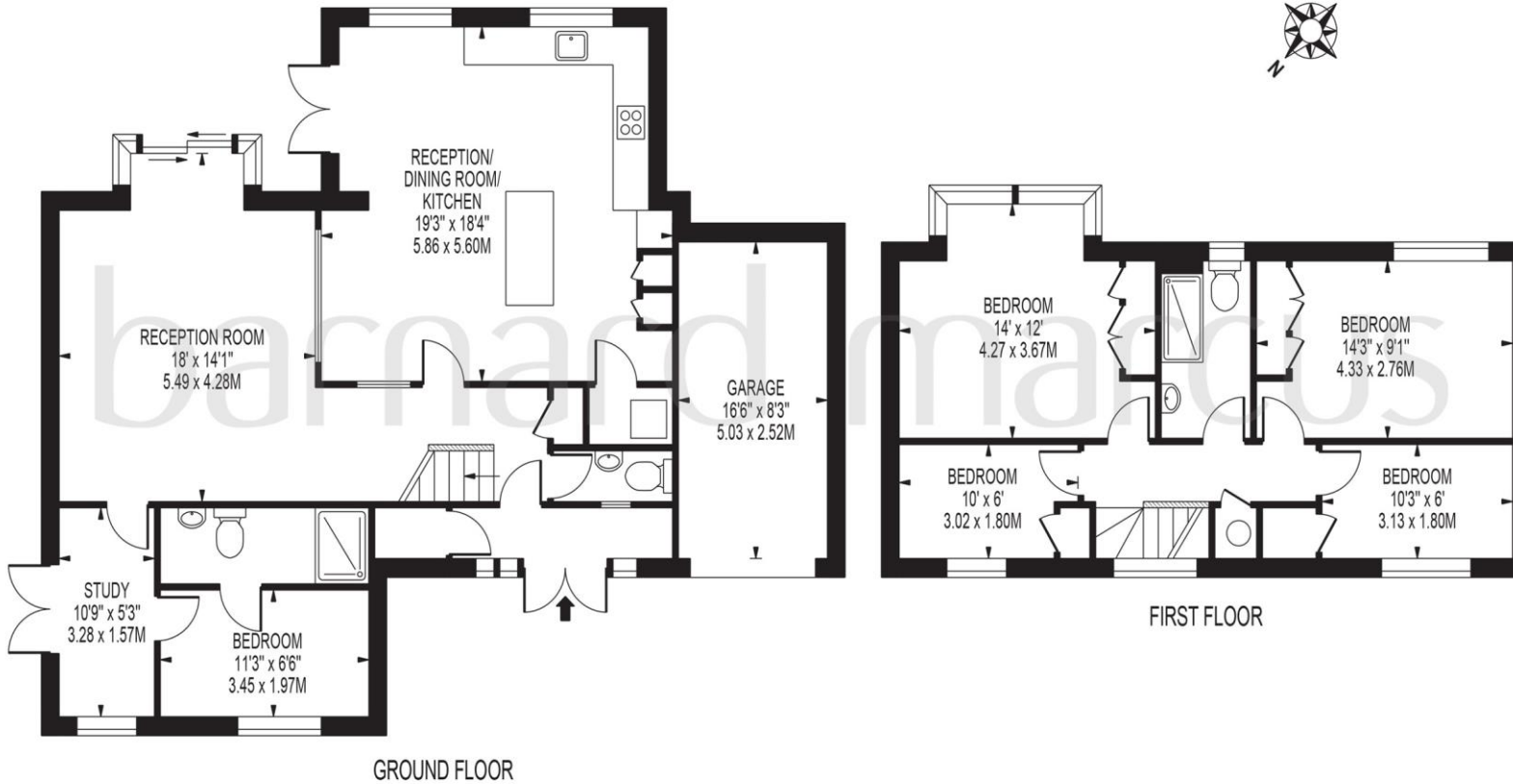


# PAGEANT WALK

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1474 SQ FT - 136.92 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 136 SQ FT - 12.68 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



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- Good decorative order
- Sought after location
- 2 shower rooms and cloakroom
- No onward chain
- Offers versatile living
- Convenient to public transport and local amenities

Tenure: Freehold EPC Rating: D

offers in excess of

**£700,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/CRY111589](https://barnardmarcus.co.uk/Property/CRY111589)



Property Ref:  
CRY111589 - 0003

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