

4 Bedroom End Terraced

Willow Mount, Park Hill, Croydon, CR0 5LD

£475,000



- No Onward Chain
- Town House
- Driveway & Garage
- Utility Room
- Close to Schools & Amenities
- Council Tax Band: E
- 4 Bedrooms
- End Terrace
- Large Lounge
- 0.7 miles from East Croydon Station
- EPC Rating D
- Service Charge: £520.00



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NO ONWARD CHAIN

Hannah James Estates are proud to offer to the market, with no onward chain, this spacious, four bedroom town house, arranged over three floors, in a quiet location in Park Hill, set back from Selborne Road. This home is a commuter's dream, being just a short walk to East Croydon train station.

The ground floor comprises an entrance hall, integral garage, utility room and the fourth bedroom, which can also be used as a study, with direct access to the private patio from both the bedroom and utility room.

On the first floor there is a light and spacious lounge, with stairs leading to the second floor, a separate dining room and fitted kitchen with a range of units. This floor creates a perfect space for hosting friends and family.

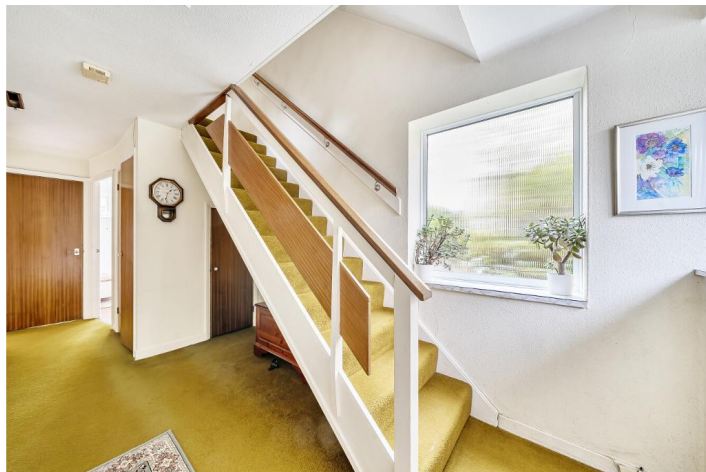
On the top floor you will find two generously sized double bedrooms, both with built in wardrobes, the third bedroom and a family bathroom.

To the front of the property there is a driveway allowing off-street parking and a garden.

The enclosed rear garden offers a paved patio seating area, with steps leading to a communal lawned area.

Situated in the popular Park Hill development just 0.7 miles from East Croydon Station, with links to London Bridge and Victoria in approximately 16 minutes and an express service to Gatwick Airport.

Croydon town centre is just a short distance away offering a huge selection of shops, bars, restaurants and leisure facilities. The area is well served by open spaces including nearby Lloyd Park, as well as good local schools.

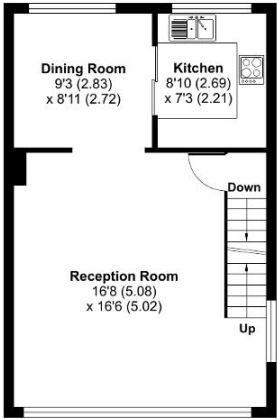
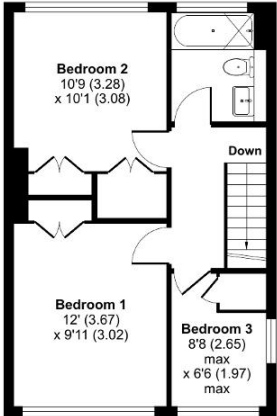
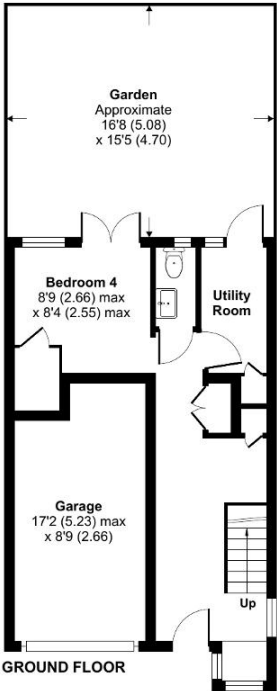






Willow Mount, Croydon, CR0

Approximate Area = 1165 sq ft / 108.2 sq m
Garage = 141 sq ft / 13 sq m
Total = 1306 sq ft / 121.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©richetcom 2025. Produced for Hannah James Estates. REF: 1369493

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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