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ESTATE AGENTS



31 Leyburn Gardens, Croydon, CR0 5NL  
Asking price £575,000



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# 31 Leyburn Gardens

Croydon, CR0 5NL

Beautiful Three/Four Bedroom Townhouse

Stylish Interiors and Quality Finish

Versatile Ground Floor Bedroom/Study

Family Bathroom

Private Garden Opening onto Communal Grounds

Sought After Park Hill Location

Inviting Reception Room and Separate Kitchen/Diner

Separate Utility

Garage and Off Street Parking

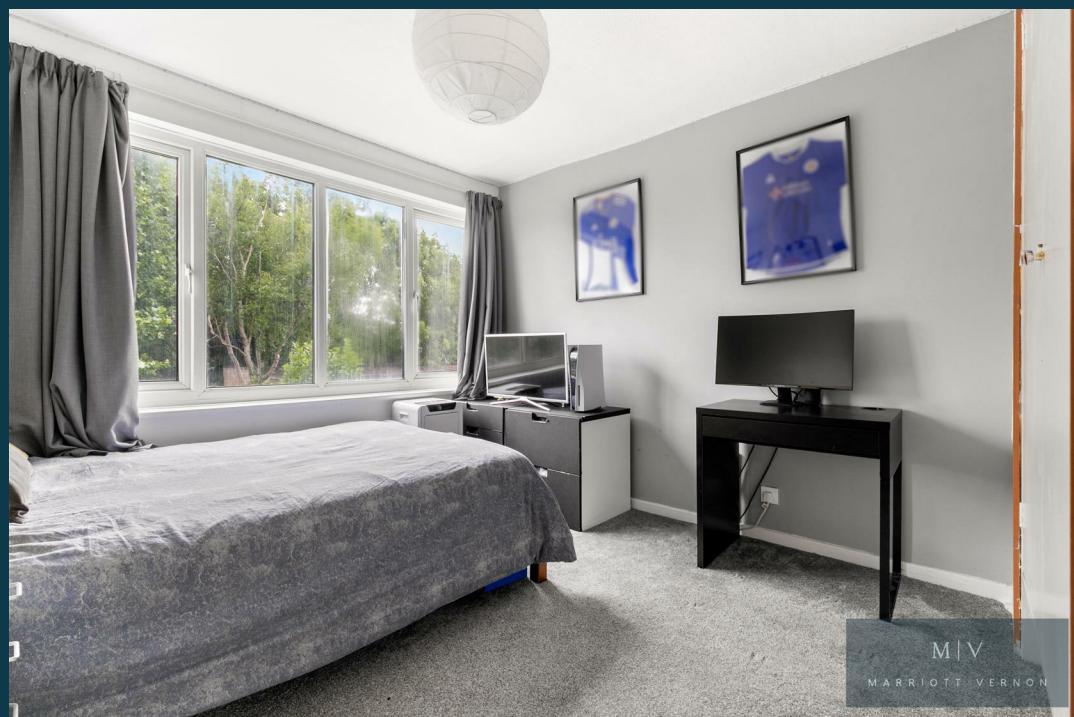
Close to East Croydon Station, Tramlink and Town Centre

Marriott Vernon present to the market this beautifully presented three/four bedroom townhouse with off street parking, integral garage and attractive private garden opening onto communal gardens, conveniently situated in the sought after Park Hill development just a short walk from East Croydon station, schools and amenities. The property offers bright and spacious, versatile accommodation laid out over three floors, superbly finished with modern design, neutral decor and high quality finish throughout - perfect for homeowner or investor alike. Features include an inviting reception room, well equipped eat-in kitchen/diner, flexible ground floor bedroom/study, family bathroom and guest WC, ample inbuilt storage, double glazing, gas warm air heating and quality floor coverings.

Accommodation comprises; entrance with access to utility room and bedroom/study each with garden access, as well as a guest WC and personal door to the garage. Stairs rise to the first floor, and lead into the wonderful reception room with generous space for relaxing and entertaining, with doorway through to the kitchen/diner with attractive green views over the garden and communal grounds beyond. The kitchen itself comprises a range of white fronted wall and base units with work surfaces incorporating inset sink unit, electric hob/oven, and further space for appliances. To the second floor, there are three bedrooms, plus a stylish family bathroom.

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 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.





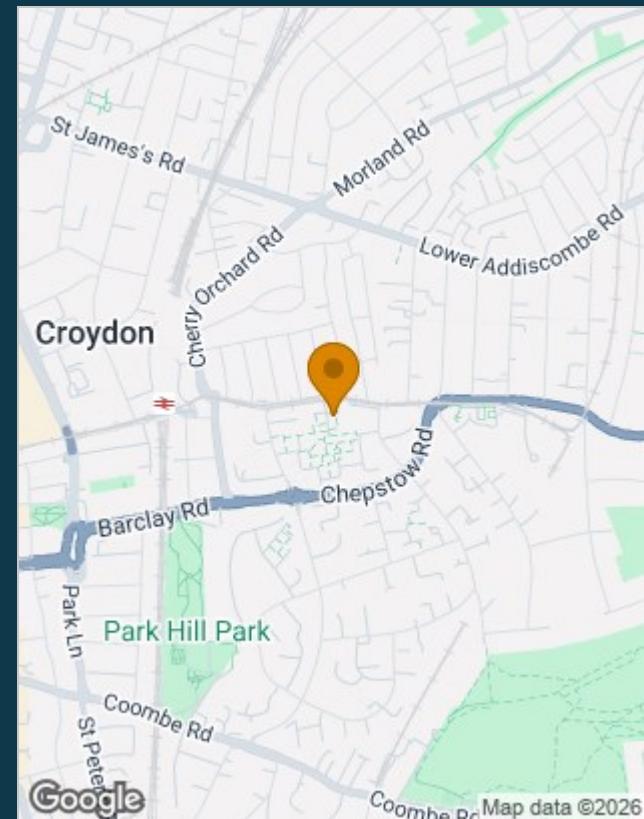


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## Floor Plans



## 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	

## 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.