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MARRIOTT VERNON  
ESTATE AGENTS

26 Green Acres, Croydon, CR0 5UW

Offers in excess of £360,000



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# 26 Green Acres Croydon, CR0 5UW

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Marriott Vernon present to the market this well proportioned two bedroom ground floor maisonette with residents permit parking, private garage en bloc, and delightful private patio area overlooking communal gardens, ideally situated in a sought after Park Hill cul-de-sac location. The property offers bright and spacious, well planned accommodation, well maintained throughout - ideal for homeowner or investment buyer alike. Features include a generous reception room, separate well equipped kitchen, shower room, double glazing, gas central heating and inbuilt storage.

Accommodation comprises entrance hall with inbuilt storage, leading into the reception room with ample space for relaxing and dining and direct access onto the private patio overlooking the communal gardens beyond. The separate kitchen comprises a range of matching wall and base units with work surfaces incorporating inset sink unit and further space for appliances. There are two well sized bedrooms, plus a shower room with white suite.

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 from Sandilands 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.

Viewings are highly recommended.



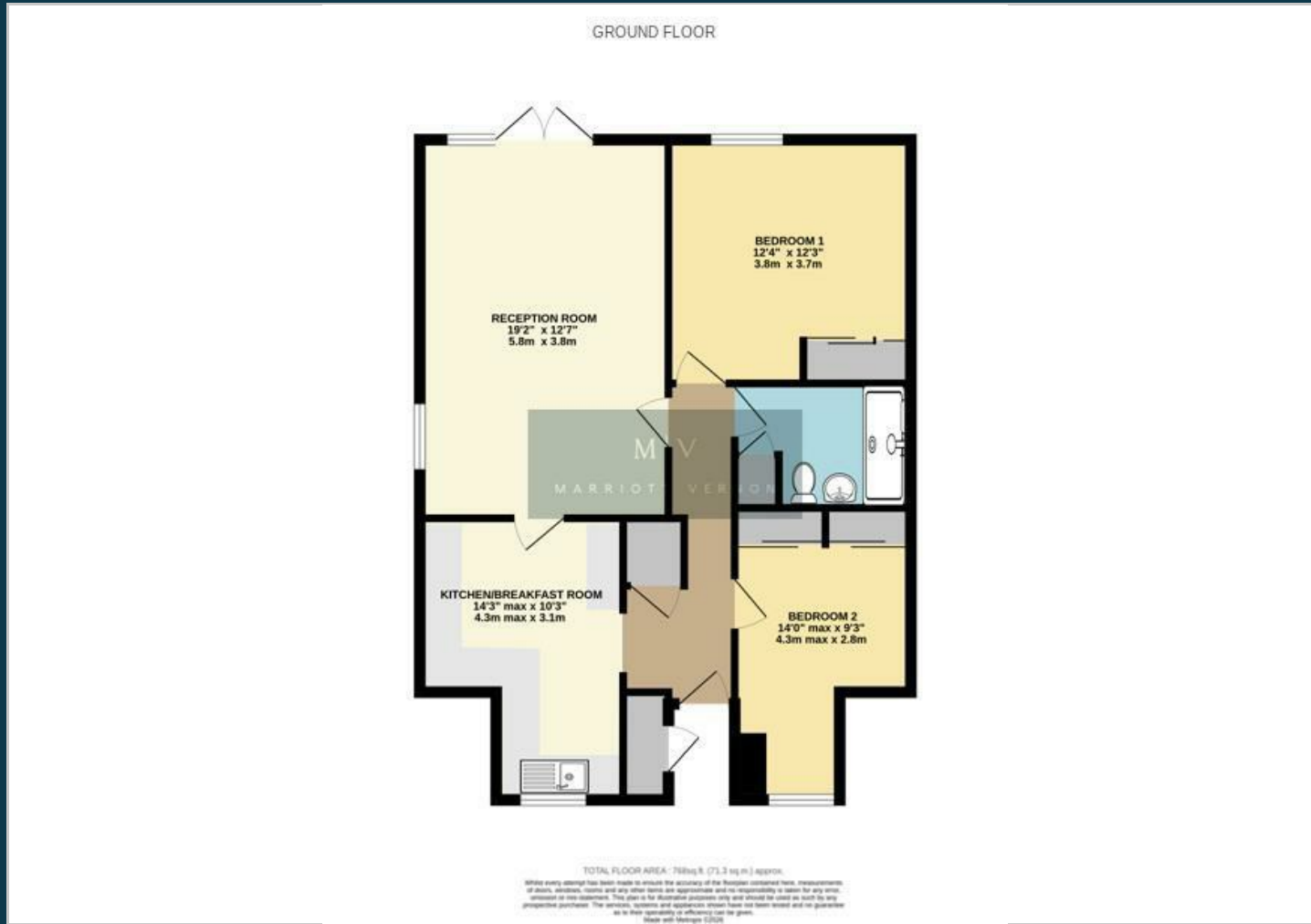




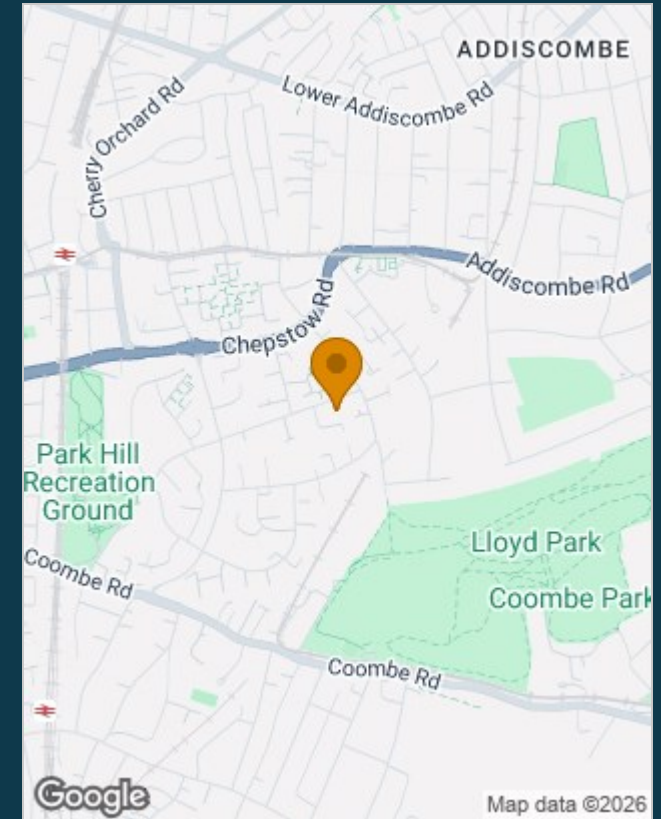
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## Floor Plans



## 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.