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MARRIOTT VERNON
ESTATE AGENTS



37 Engadine Close, Croydon, CR0 5UU

Asking price £350,000



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Croydon, CR0 5UU

Marriott Vernon are pleased to offer to the market this well presented two double bedroom split level maisonette with garage en bloc, residents permit parking and share of the freehold, enviably situated in a highly sought after private road on the favoured Park Hill development in East Croydon.

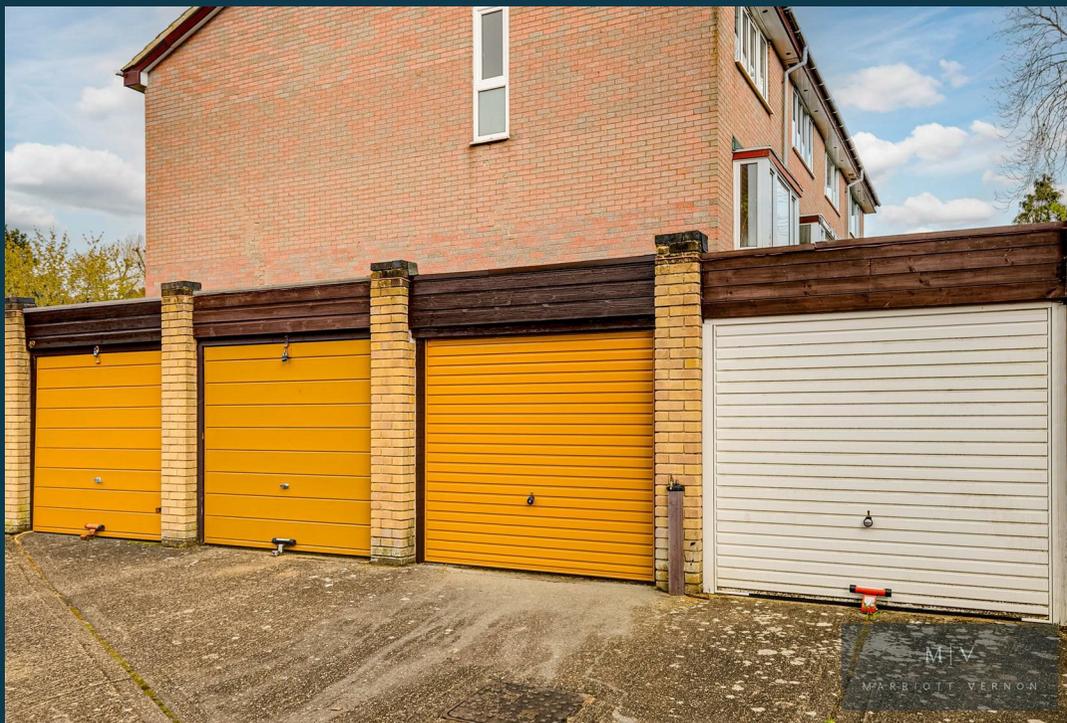
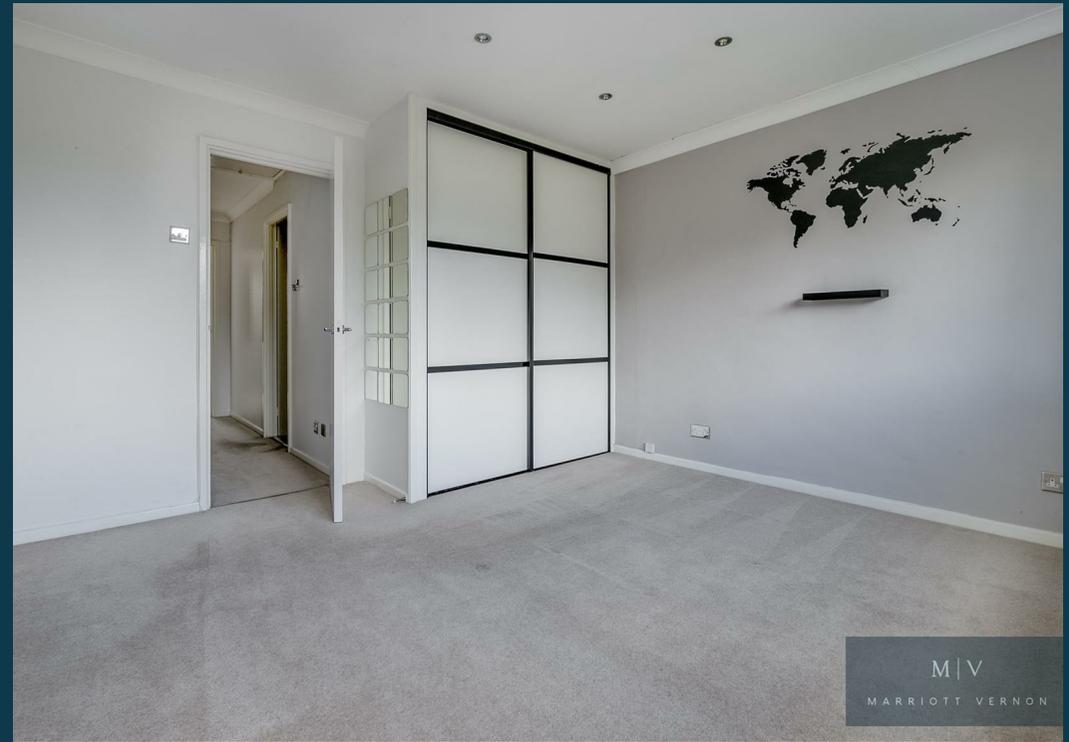
The property offers well maintained, bright and spacious accommodation over two levels, with modern interiors and neutral finish throughout - ideal for homeowner or investor alike. Features include a large reception room overlooking well maintained communal gardens to the rear, well equipped eat-in kitchen/breakfast room, upstairs modern bathroom with bath and separate shower, gas central heating, double glazing and ample inbuilt storage including access to boarded and insulated loft space.

Accommodation comprises entrance with stairs rising to the first floor, leading into the 19'2' long reception room with ample space for relaxing, entertaining and dining. The separate kitchen comprises a modern range of matching wall and base units. To the second floor are two well proportioned double bedrooms - each with inbuilt wardrobe - plus a family bathroom with modern four piece bathroom suite.

The property is superbly located within just a short walk of East Croydon station with excellent connections into Central London as well as to Gatwick Airport and the South Coast. Croydon's Tramlink service also offers excellent links to Wimbledon and Beckenham. Croydon town centre is close-by 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.

Viewings are highly recommended.



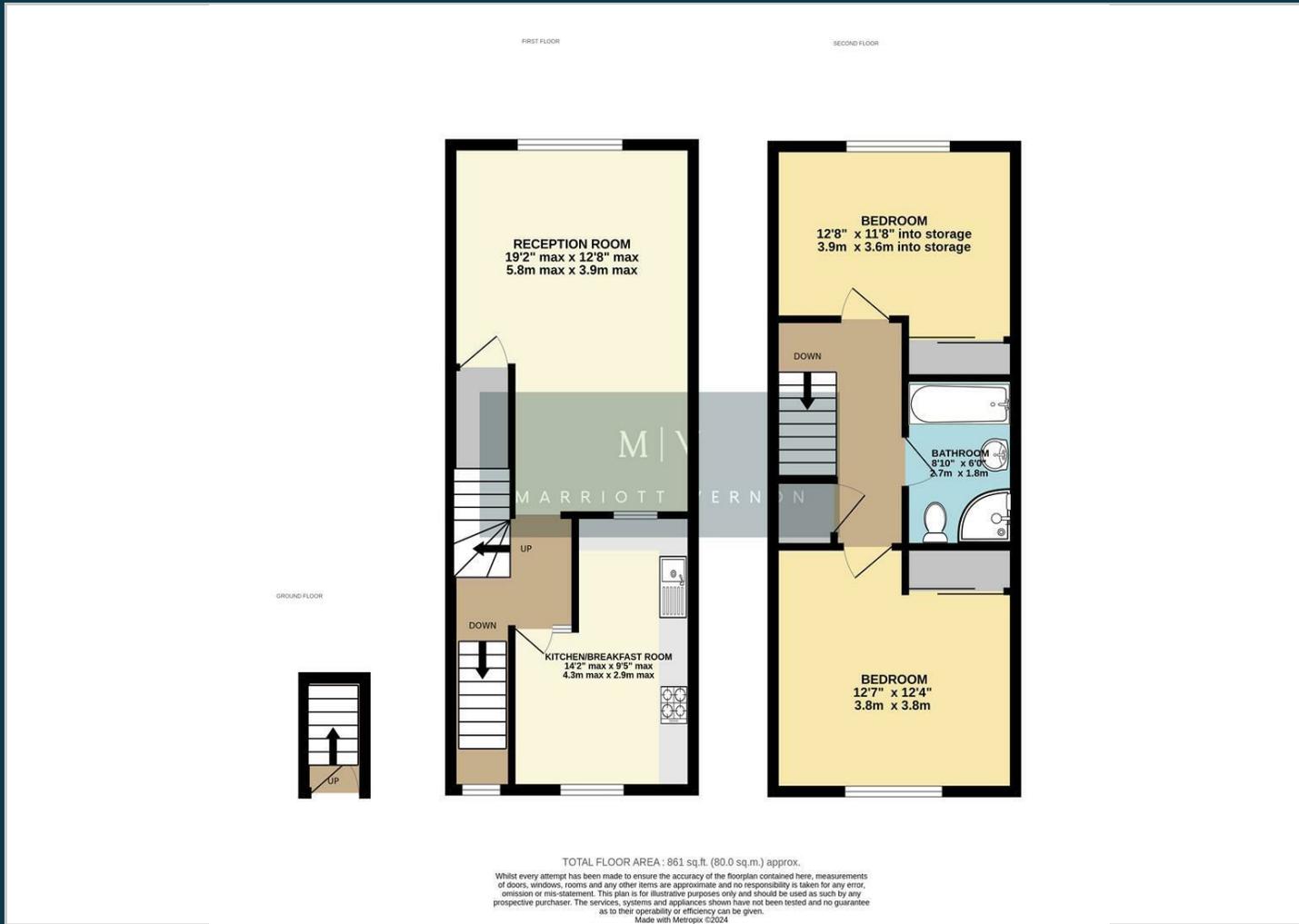




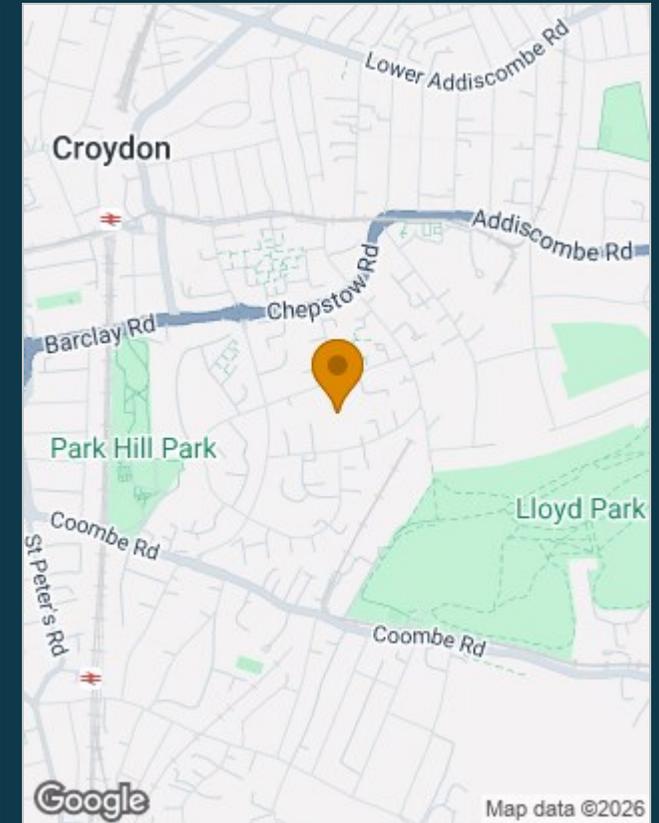
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Floor Plans



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.

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.

Bank House, 111 South End, Croydon, CR0 1BJ
Tel: 0208 657 7778 Email: enquiries@marriottvernon.com www.marriottvernon.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	