



**4 Bed  
House - Terraced  
Park Hill Rise**

**Asking price  
£500,000**

- Four bed roomed house
- Approx 21'8 Reception room
- Fitted kitchen / diner
- Cloakroom
- Utility room
- En-suite Shower room
- Electric heating system
- Rear garden
- UPVC double glazing
- Garage to side



Park Hill Rise  
Croydon  
CR0 5JH

FOUR BEDROOM MODERN STYLE END OF TERRACE HOUSE situated in the popular Park Hill area of Croydon. The property is convenient to bus routes, Tram link Services, Schools and Parklands/Recreation areas. It is also a short ride from Croydon Town Shopping centre with bars, restaurants, retail shops and boutiques. Croydon Council Tax Band E £3177.67

### Entrance

Hard wood front door. Meter cupboard. Laminate wood flooring.

### Cloakroom

Window to front. Vanity wash hand basin. Low level WC. Tiled flooring.

### Reception room

21'8 x 13'10

Windows to rear. Recess spotlights. Laminate wood flooring.

### Kitchen/Diner

10'11 x 8'11

Window to front. Range of wall and base units with work surfaces over. Stainless steel single drainer sink unit. Built-in oven, hob and extractor hood. Tiled flooring. Door to utility room.

### Utility room

7'8 x 5'6

Windows to front. Space for washing machine and tumble dryer. Tiled flooring.

### Landing

Stairs to balustrade.

### Bedroom One

14'5 x 12'10

UPVC double glazed window to rear. Carpet as laid. Door to en-suite shower.

### En-suite Shower room

Shower cubicle. Vanity wash hand basin. Tiled walls and floor.

### Bedroom Two

14'5 x 9'1

UPVC double glazed windows to rear. Built-in cupboard. Carpet as laid.

### Bedroom Three

12'6 x 10'2

UPVC double glazed window to rear. Wall mounted electric heater. Carpet as laid.

### Bedroom Four

9'7 x 9'1

UPVC double glazed window to front. Carpet as laid.

### Bathroom

7'3 x 6'3

UPVC double glazed windows to front. Panelled bath with mixer tap and electric shower. Vanity wash hand basin. Low level WC. Tiled flooring.

### Garden

35'

Mainly paved. Side access. Gate.

### Garage

To side.

### Tenure

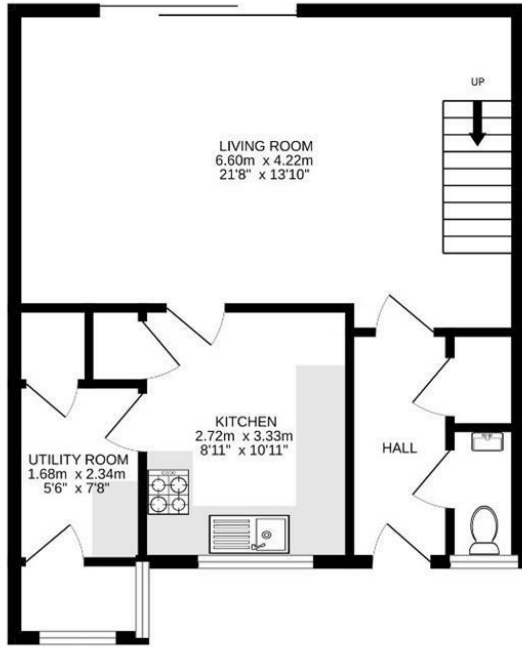
We are advised by the vendor(s) that the tenure is Freehold" (awaiting verification).

### Authority

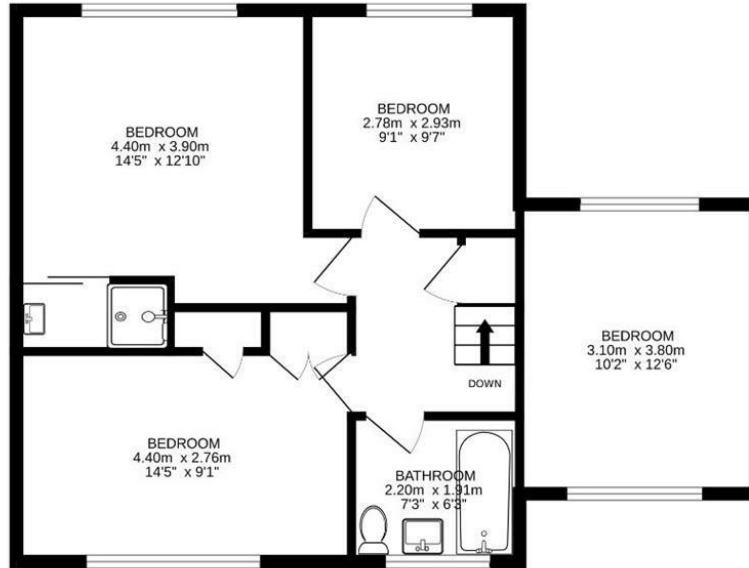
London Borough of Croydon Band E £3177.67







Ground floor  
49.4 sq.m. (532 sq.ft.) approx.



1st floor  
59.5 sq.m. (641 sq.ft.) approx.

TOTAL FLOOR AREA : 109.0 sq.m. (1173 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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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>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>58</b>	<b>78</b>
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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