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MARRIOTT VERNON  
ESTATE AGENTS



24 Minster Drive, Croydon, CR0 5UP

Guide price £575,000



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# 24 Minster Drive Croydon, CR0 5UP

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\*\*\*Guide Price £575,000-£600,000\*\*\*

Marriott Vernon present to the market this extended four bedroom link detached house with private garden, ample off street parking, garage and no onward chain, ideally situated in a desirable cul-de-sac location on the highly favoured Park Hill development. Just a short distance from East Croydon station, excellent schools and amenities, the property provides well planned living space, ideal for a growing family and modern lifestyle. Features include a generous extended reception room, kitchen/diner, first floor bathroom, downstairs WC, ample inbuilt storage, gas central heating (with recently updated boiler) and double glazing.

Accommodation comprises entrance hall with WC, opening into the extended rear reception room with ample space for relaxing, entertaining and dining, and pleasant garden views. The separate kitchen/diner comprises a range of matching wall and base units with work surfaces incorporating inset sink unit and further space for appliances. To the first floor, there are four well sized bedrooms, plus a 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 & Lloyd Park, as well as good local schools including Park Hill Juniors/Infant School.

Viewings are highly recommended.



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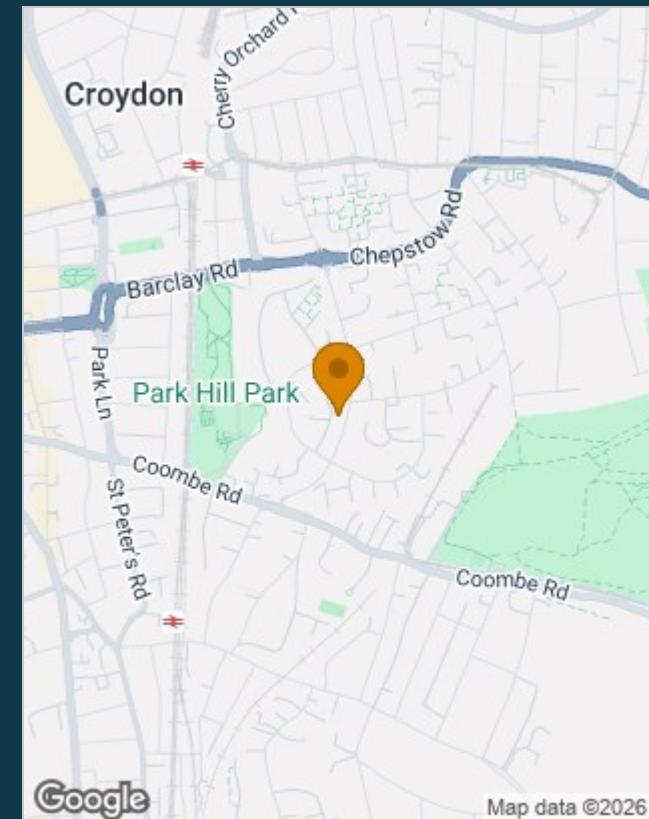
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## Floor Plans



## 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)	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

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.