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MARRIOTT VERNON

ESTATE AGENTS



2 Green Acres, Croydon, CR0 5UW

Guide price £250,000



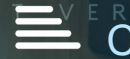
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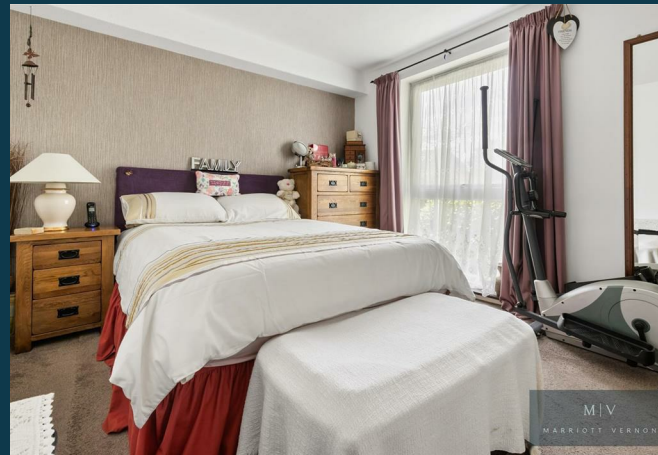
Guide Price £250,000-£260,000

Marriott Vernon present this one bedroom ground floor purpose built flat with garage, residents parking and private patio opening onto communal gardens, ideally situated in a quiet cul-de-sac in the sought after Park Hill area, just a short walk from East Croydon station. The property offers light and spacious accommodation with modern interiors throughout - ideal for first time or investment purchaser in this fantastic East Croydon location. Features include a generous reception room, separate well equipped kitchen, modern bathroom, ample inbuilt storage, gas central heating, double glazing, secure entry and long lease.

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 and communal gardens. The adjoining kitchen comprises a modern range of matching wall and base units with work surfaces incorporating inset sink unit and further space for appliances. There is a well sized double bedroom, plus a bathroom with white three piece 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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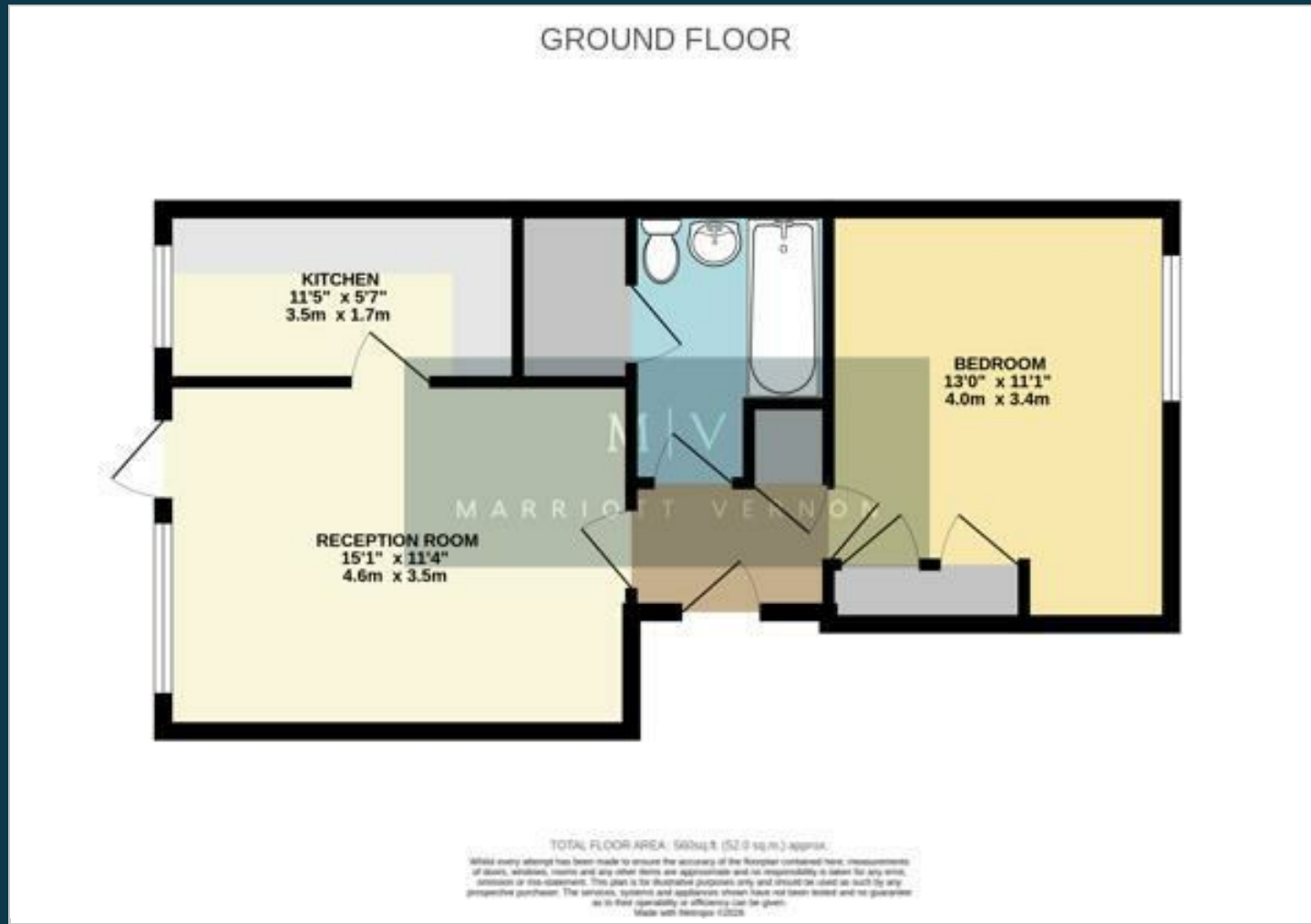
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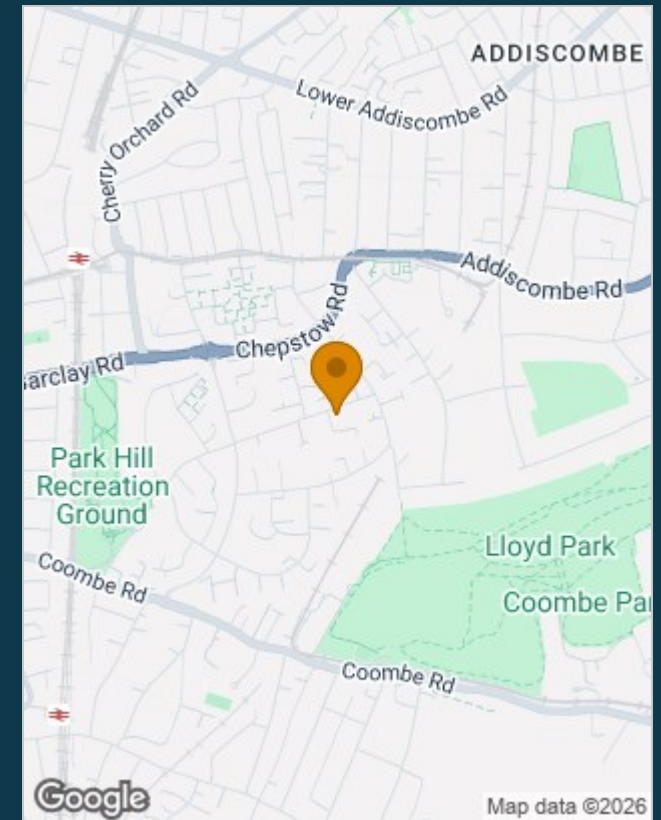
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Floor Plans



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	75	78
(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.