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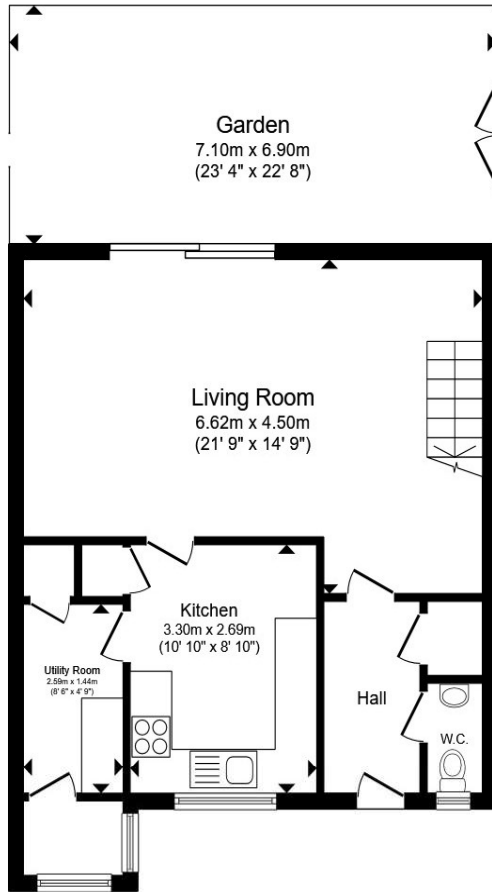
**Park Hill Rise, Croydon CR0 5JH**

  
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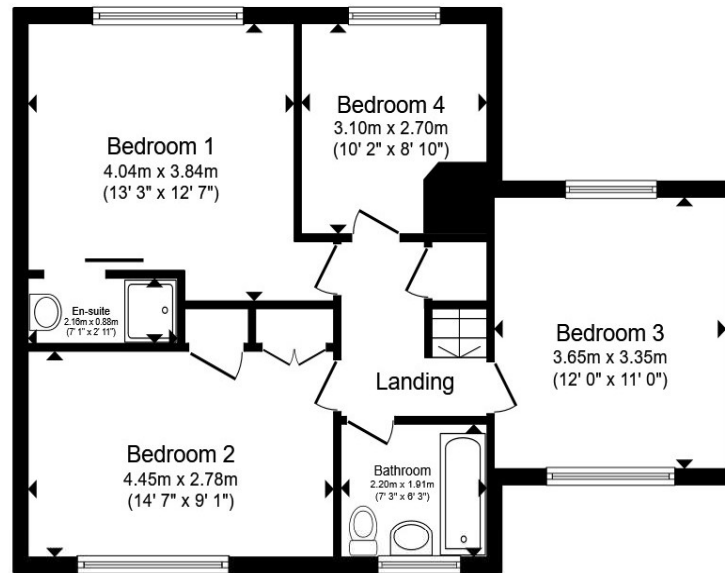
**welcome to**  
**Park Hill Rise, Croydon**

4 Double Bedroom House - Chain Free - Walking Distance to East & South Croydon - Viewing highly recommended!





**Ground Floor**



**First Floor**



Total floor area 109.4 m<sup>2</sup> (1,177 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

Tucked away in the ever-popular Park Hill area of Croydon, this charming four double bedroom terraced home is offered to the market chain free and is perfect for families looking to settle and make a house their own.

Ideally located within walking distance of both East Croydon and South Croydon stations, as well as the shops, cafés, bars and restaurants of South Croydon, the home offers both convenience and a great lifestyle.

On the ground floor, you're welcomed by a handy downstairs WC and useful storage, leading through to a bright and spacious open-plan living area (approx. 21ft x 15ft) - ideal for relaxing or entertaining. The generous kitchen flows through to a separate utility area.

Upstairs offers four well proportioned double bedrooms, including one with an ensuite shower room, plus a family bathroom. There's also built in storage in one bedroom and on the landing.

Further benefits include a garage and access to highly regarded local schools including Park Hill Primary, Trinity and Whitgift.

welcome to

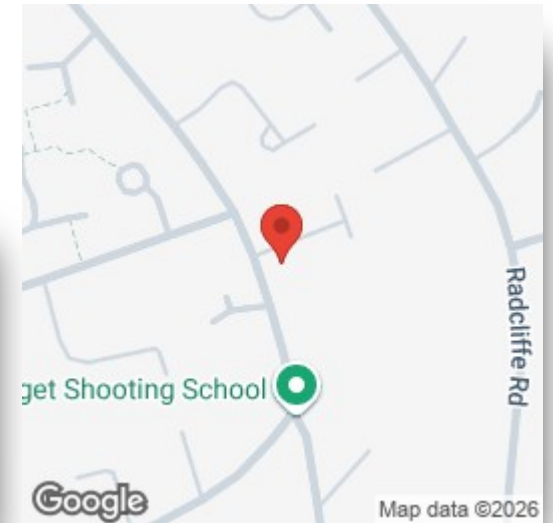
## Park Hill Rise, Croydon

- 4 Double bedrooms
- 2 Bathrooms
- Large open plan living room
- Utility area
- Well presented throughout
- Garage
- Chain free

Tenure: Freehold EPC Rating: D

Council Tax Band: E

# £500,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/CRY113484](https://barnardmarcus.co.uk/Property/CRY113484)



Property Ref:  
CRY113484 - 0002

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