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MARRIOTT VERNON

ESTATE AGENTS

36 Minster Drive, Croydon, CR0 5UP

Asking price £625,000



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Marriott Vernon present to the market this well proportioned three bedroom link detached house with private garden, off street parking, garage and carport with space for a further three cars, enviably situated in a highly sought after cul-de-sac in the favoured Park Hill area, within easy reach of East Croydon station, Park Hill Juniors/Infant School, and amenities. The property has been well maintained by the current owner, offering well planned living space blending comfort and convenience for a modern lifestyle. Features include an inviting double length reception room well equipped open plan kitchen, large conservatory with garden views, first floor bathroom, downstairs guest WC, ample inbuilt storage including loft space, gas central heating and double glazing.

Accommodation comprises entrance hall with access to guest WC, opening into the reception/kitchen with ample space for relaxing, entertaining and dining. The lounge area leads through to the rear aspect conservatory, whilst the kitchen area to the front of the house 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 three well 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.







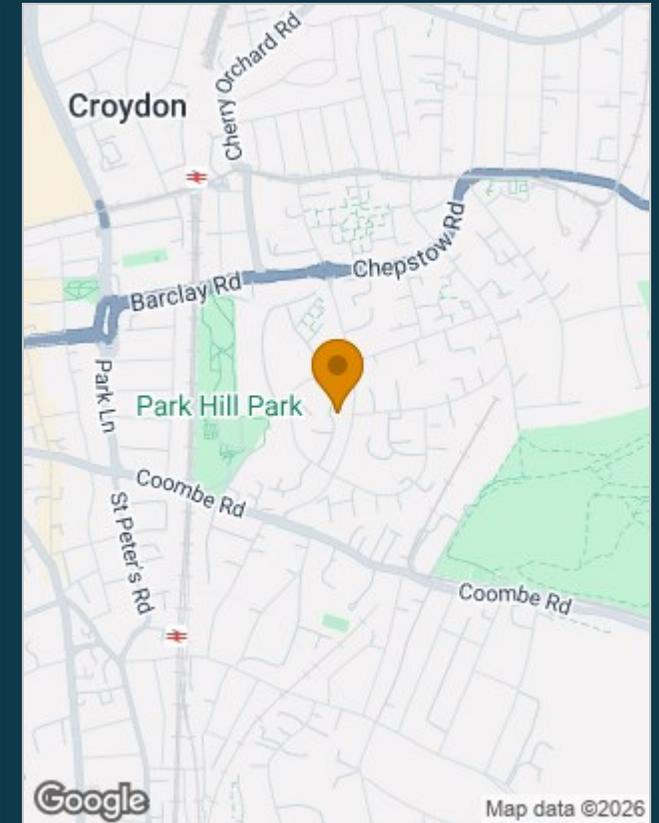
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Floor Plans



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 | | | 79 |
| (55-68) D | | 62 | |
| (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.