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MARRIOTT VERNON
ESTATE AGENTS



56 Green Acres, Croydon, CR0 5UX

Asking price £250,000



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56 Green Acres

Croydon, CR0 5UX

Well Presented One Bedroom Ground Floor Flat
Sought After Park Hill Cul-de-Sac Location
Separate Well Equipped Kitchen and Modern bathroom
Private Patio Opening onto Communal Gardens
Long Lease

Chain Free
Light and Spacious Reception Room
Modern Interiors and Neutral Finish
Garage and Parking Space
Close to East Croydon Station, Tramlink and Amenities

Marriott Vernon present to the market this one bedroom ground floor purpose built flat with garage, residents parking and private patio area overlooking communal gardens, ideally situated in a sought after Park Hill cul-de-sac location, within a short distance of East Croydon station and town centre amenities. The property offers bright, well planned accommodation with modern interiors and neutral finish throughout - ideal for first time or investment purchaser. Features include a generous reception room, separate well equipped kitchen, double bedroom with fitted wardrobes, modern bathroom, double glazing, electric heating, 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 beyond. 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 family 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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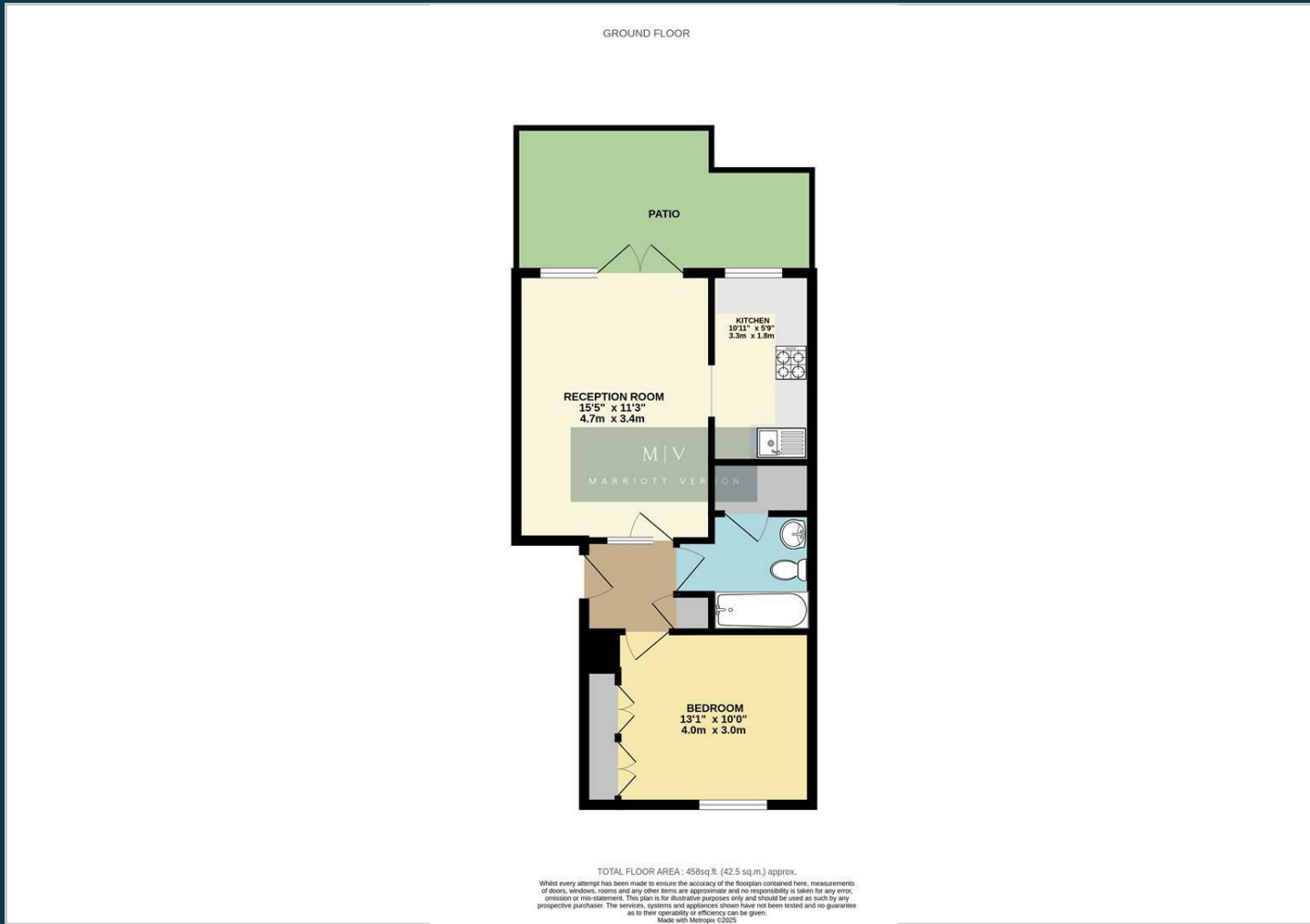
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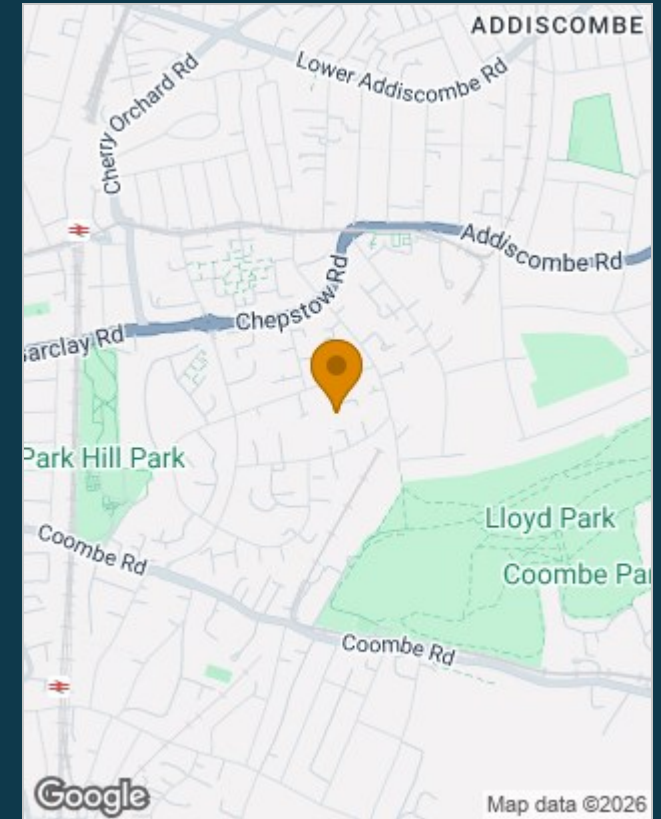
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Floor Plans



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.

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.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

