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MARRIOTT VERNON
ESTATE AGENTS



Gibson House 37 Haling Park Road, South Croydon, CR2 6NJ

Guide Price £300,000-£325,000



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37 Haling Park Road

South Croydon, CR2 6NJ

Well Presented Three Bedroom Second Floor Flat
Spacious Interiors
Separate Well Equipped Kitchen
Allocated Parking
Close to South Croydon Station

Long Lease And Peppercorn Ground Rent
Light and Spacious Reception/Dining Room
Two Bath/Shower Rooms (One En-Suite)
Communal Gardens
Easy Access Shops, Schools and Amenities

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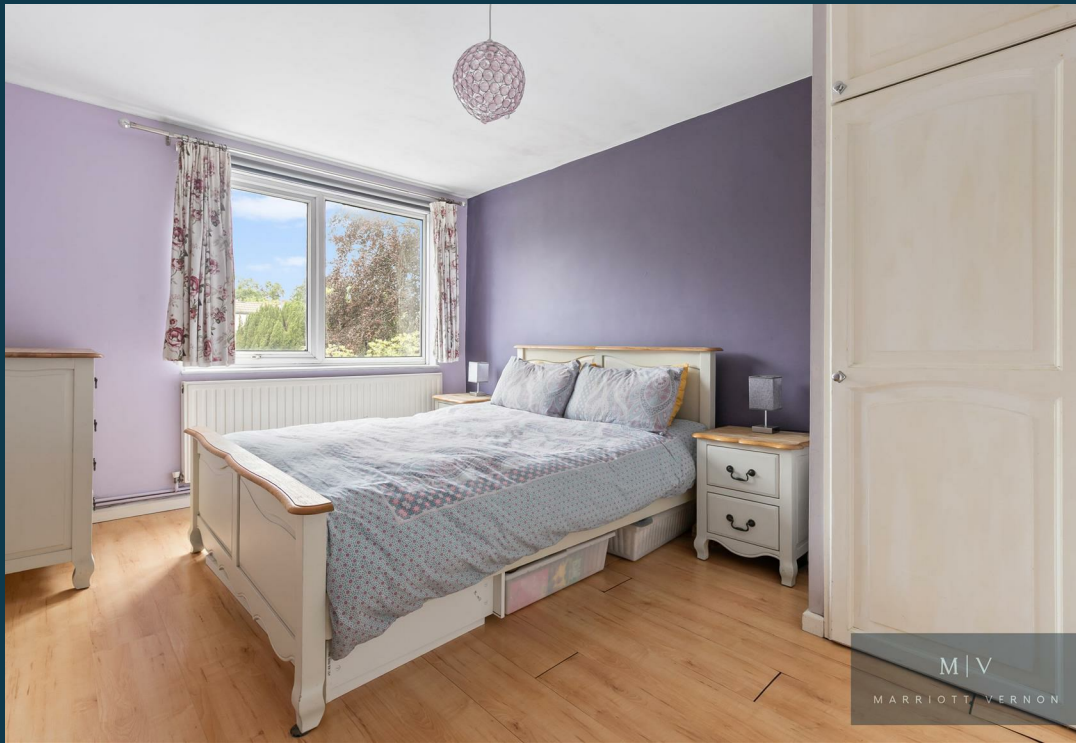
Marriott Vernon present to the market this well presented three bedroom second floor flat with allocated parking, ideally located in a popular development close to South Croydon station and amenities. The property offers bright, well planned accommodation with modern interiors throughout, including a near 21' reception/dining room, well equipped fitted kitchen, and two bath/shower rooms (one en-suite). Further features include gas central heating, double glazing and access to well maintained communal garden. This property is offered with the benefit of a recently extended lease (circa 948 years remaining) and a peppercorn ground rent, offering long-term security and peace of mind for prospective buyers.

Accommodation comprises entrance hall leading into the reception/dining room with ample space for relaxing, entertaining and dining. The separate kitchen (with serving window to reception room) comprises a range of matching wall and base units with work surfaces incorporating inset sink unit, gas hob with overhead extractor and electric oven below, and further space for appliances. There are three well sized bedrooms - one en-suite - plus a family bathroom with a bathtub and shower.

The property is superbly located within a short walk of the outstanding Harris Academy Haling Park Primary school and South Croydon station, providing convenient links into East Croydon mainline station, Central London and the surrounding area. Regular bus routes also service nearby Croydon town centre with its array of shops and amenities, as well as leisure facilities including a cinema complex. South Croydon's 'Restaurant Quarter' is close-by for a diverse selection of bars and restaurants.

Viewings are highly recommended.



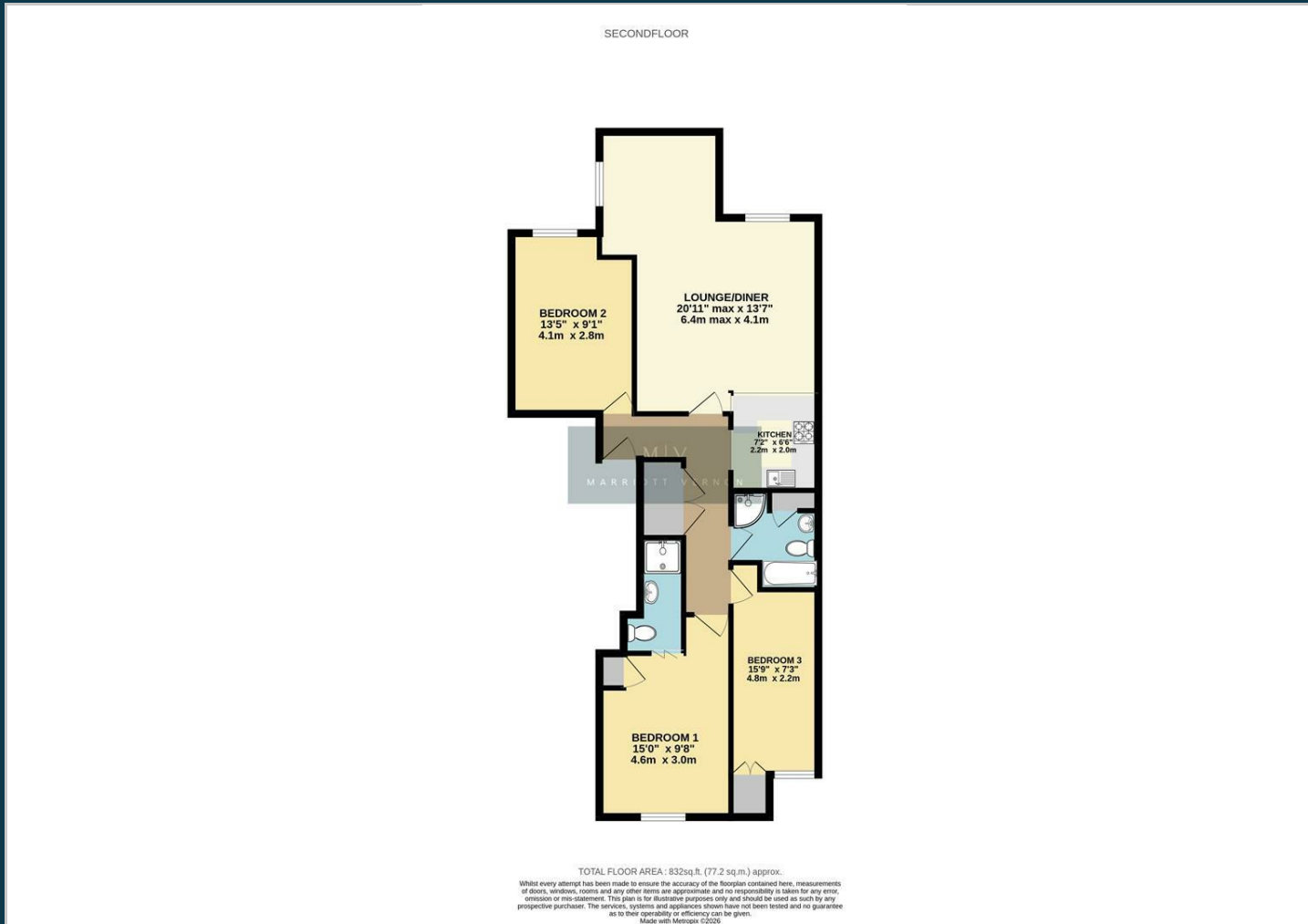




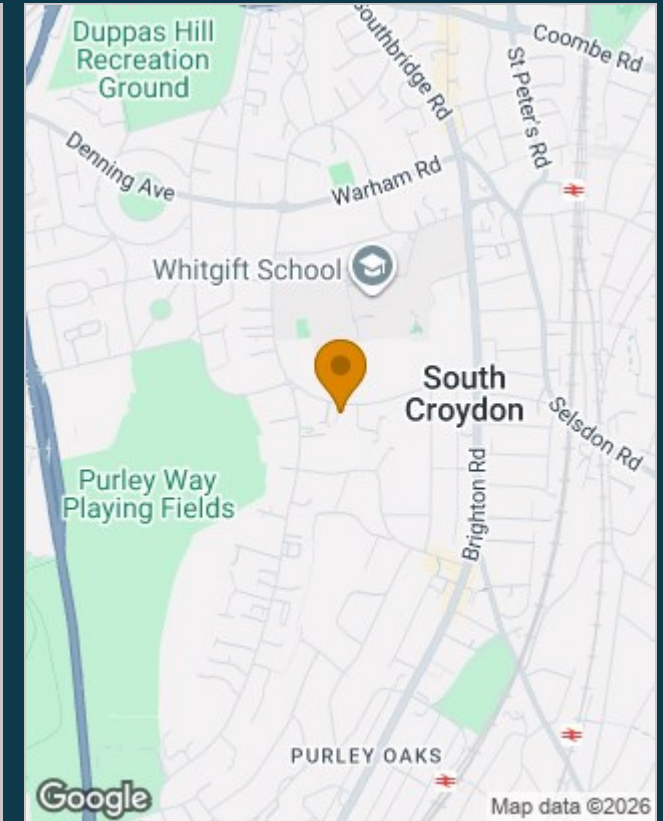
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Floor Plans



Location Map



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	69	77
	EU Directive 2002/91/EC	

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.