

**FOR SALE**



**Engadine Close , Park Hill**

**3 Bedrooms, 1 Bathroom, End Terraced House**

**Offers In Excess Of £505,000**

**MARTIN&CO**



## Engadine Close , Park Hill

Offers In Excess Of £505,000

- Park Hill Diamond
- 3 Bedroom House
- End of Terrace
- Extensively Modernised
- Family Home
- Mature Garden
- Garage with Access Through garden

Enjoying a tranquil cul-de-sac setting in Park Hill, just a 10-15 minute stroll from East Croydon Station this bright and spacious house would make a lovely home for commuting professionals or a young family.

The property affords an entrance hall, a large open plan kitchen/ reception room with doors onto the rear garden, upstairs master bedroom, further 2 bedrooms, a hotel style bathroom/wc with separate shower cubical and benefits from double glazing together with the gas heating to radiators.

Externally there is mature a sunny garden at the rear. The property benefits from a garage, direct access from the garden and additional parking is available with a resident's permit.

Both pretty Park Hill Park and the large Lloyd park, boasting 114 acres, are very close by. The house is in the catchment area of Park Hill Infants/Junior School. Regular bus services on Park Hill Road provide easy access to East Croydon Station which is within half a mile of the property - an easy 10-15 minute stroll.

For shopping, Sainsbury's and the Waitrose supermarket in George Street, as well as the town centre, are also within easy reach and there is a convenience store just a couple of minutes away in Chichester Road.

Properties in Park Hill are always highly prized and you should call Martin & Co Croydon now to avoid disappointment!

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



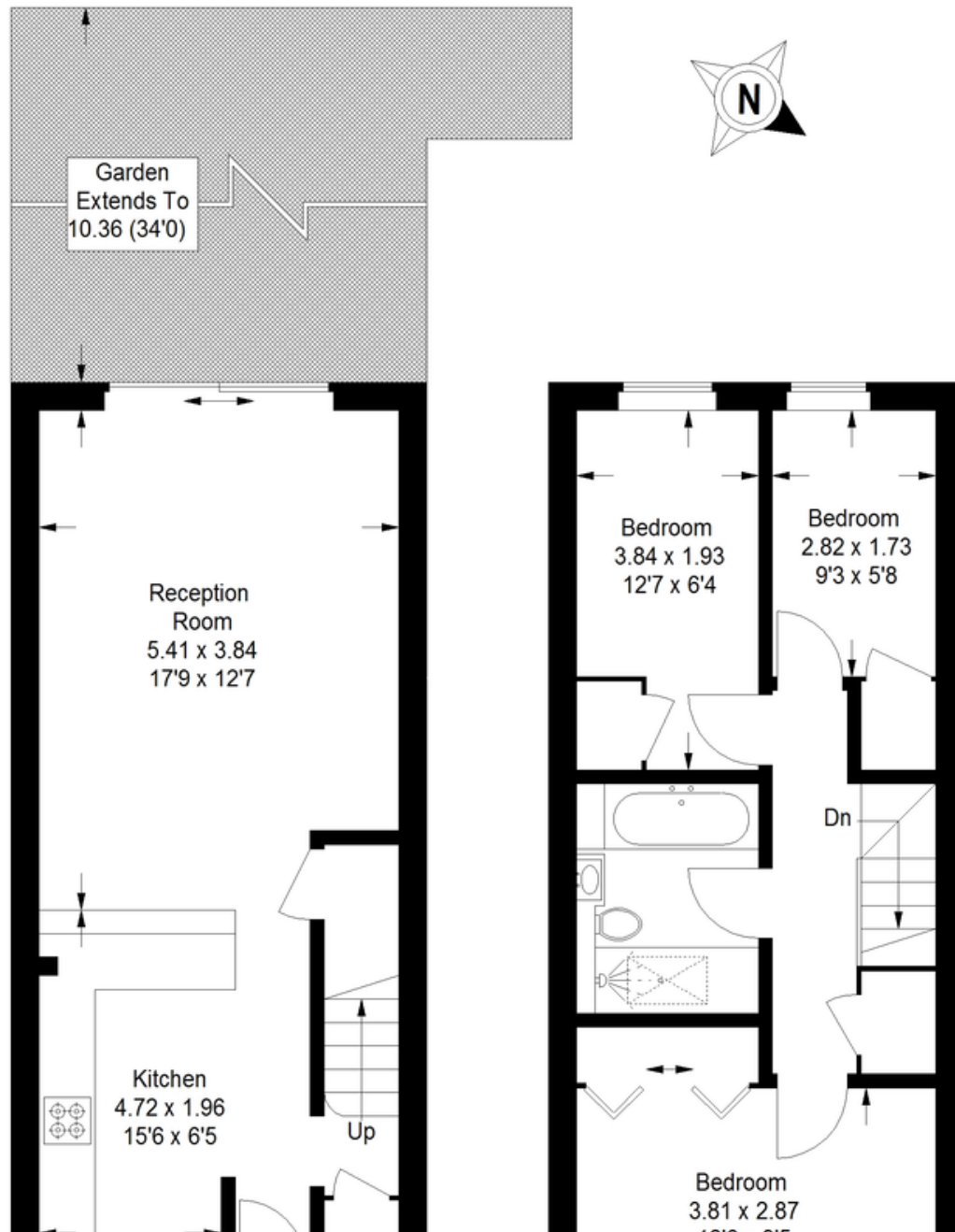
# Engadine Close, CR0

Approximate Gross Internal Area

Ground Floor = 38.2 sq m / 411 sq ft

First Floor = 38.7 sq m / 417 sq ft

Total = 76.9 sq m / 828 sq ft



## Martin & Co Croydon

145 Brighton Road • South Croydon • CR2 6EF  
T: 0208 688 8565 • E: [croydon@martinco.com](mailto:croydon@martinco.com)

# 0208 688 8565

<http://www.martinco.com>

## MARTIN&CO

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