

SOLD STC



Cotelands, Park Hill, East Croydon

2 Bedrooms, 1 Bathroom, Maisonette

Asking Price Of £350,000



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- Split-Level Maisonette
- 2 Double Bedrooms
- 25' Reception Room
- Modern Kitchen & Shower Room
- Garage

SPACIOUS SPLIT-LEVEL MAISONETTE in sought-after setting close to PARK HILL JUNIOR & INFANT SCHOOLS. Own entrance, LARGE light living.dining room, contemporary-style fitted kitchen with dishwasher, 2 double bedrooms, modern shower/wc., garage, communal gardens, 10 mins to East Croydon - CALL NOW!

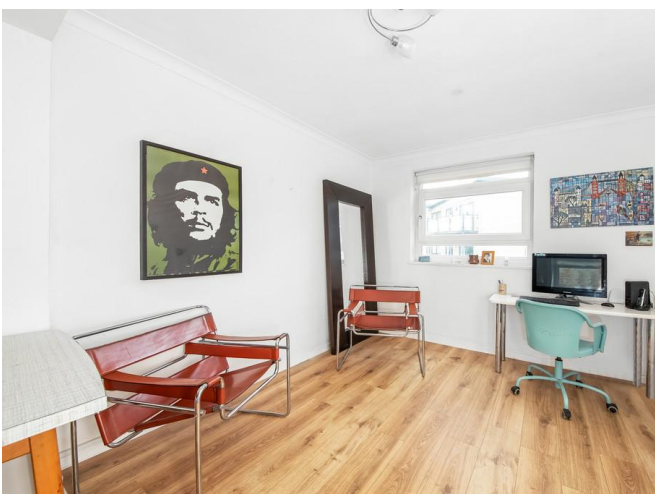
Available with no onward chain and enjoying a fantastic location at the top of sought after Park Hill - close to the Park itself and less than ten minutes from East Croydon Station - this spacious split-level maisonette would make a great first home or letting investment in our opinion.

Accessed via its own front door at ground level with stairs leading up to the first floor the property affords a large, light, dual aspect living/dining room and modern fitted kitchen, whilst on the second floor there is a further landing with, two double bedrooms and a modern shower-room/wc. Features to note include the original warm air gas heating and double glazing and the property has a very long 974 year lease.

Externally there are well kept communal grounds and the property has a garage en-bloc. Additional parking is available with a resident's permit in Chichester Road just outside the cul-de-sac..

Pretty Park Hill Park with its iconic castellated water tower and tennis courts is very close by and Park Hill Infants/Junior School is also just a few moments' walk away. Regular bus services on Park Hill Road provide easy access to East Croydon Station which is less than half a mile from the property - an easy stroll taking the cut-through via Fairfield Path to Barclay Road.

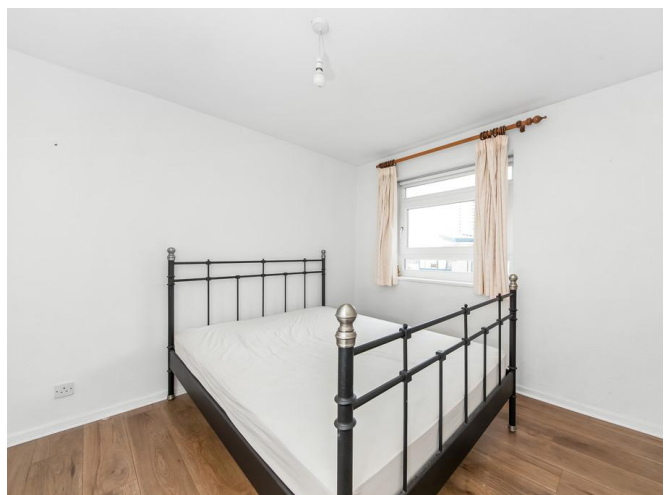
For shopping, Sainsbury's in George Street, as well as the town centre, are also within easy reach and there is





a convenience store just a couple of minutes away in Chichester Road. Boxpark and a selection of other restaurants, cafes and takeaways can also be found surrounding the Station.

Properties in Park Hill are always highly prized and you should call the Seller's sole agent Martin & Co Croydon now to avoid disappointment!





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	58 D	
39-54	E		
21-38	F		



Cotelands, CR0

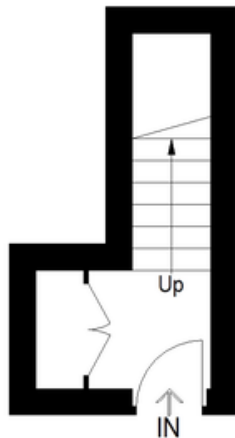
Approximate Gross Internal Area

Ground Floor = 5.3 sq m / 57 sq ft

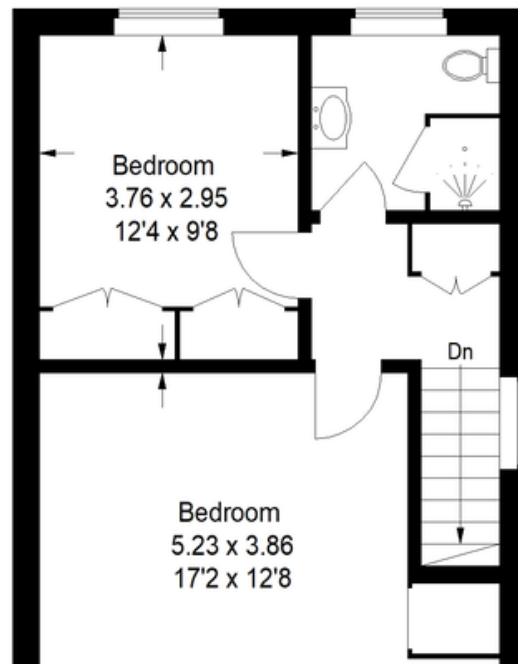
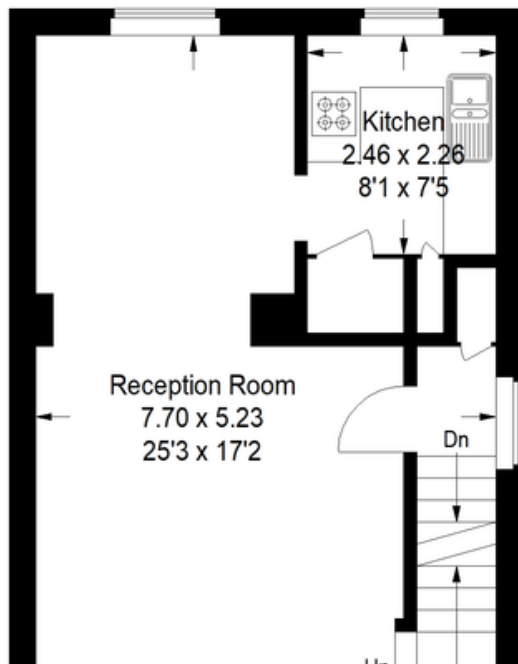
First Floor = 40.4 sq m / 435 sq ft

Second Floor = 40.4 sq m / 435 sq ft

Total = 86.1 sq m / 927 sq ft



Ground Floor



Martin & Co Croydon

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / Laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.