

**FOR SALE**



**Minster Drive, Park Hill**

**3 Bedrooms, 1 Bathroom, Detached House**

**Offers In Excess Of £625,000**

**MARTIN&CO**



## Minster Drive, Park Hill

3 Bedrooms, 1 Bathroom

Offers In Excess Of £625,000

- Well Presented Three Bedroom Link Detached House
- Highly Sought After Park Hill Location
- Private Garden
- Separate Well Equipped Eat-In Fitted

Three bedroom detached house set in a quiet cul-de-sac of similar family homes. Minster Drive it is lower density due to mainly comprising of detached and terraced houses.

Accommodation comprises entrance hall way, ground floor WC/ cloakroom, dining area with fitted kitchen, and large lounge opening onto a patio & rear garden. To the first floor are two double bedrooms and one single bedrooms.

Just 10 minutes from South Croydon Station this purpose built flat is now in need of some updating. Hall with good storage, spacious living room, separate kitchen, double bedroom with wardrobes, bathroom/wc, garage, lovely communal garden, long lease.

Call us to book a viewing NOW!







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E		
21-38	F	36 F	



# Minster Drive, CR0

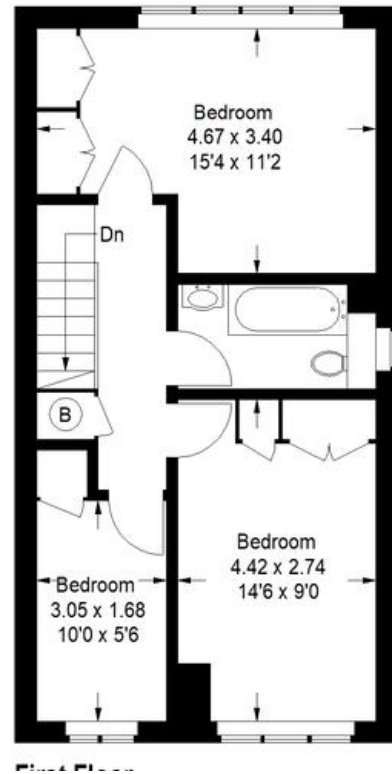
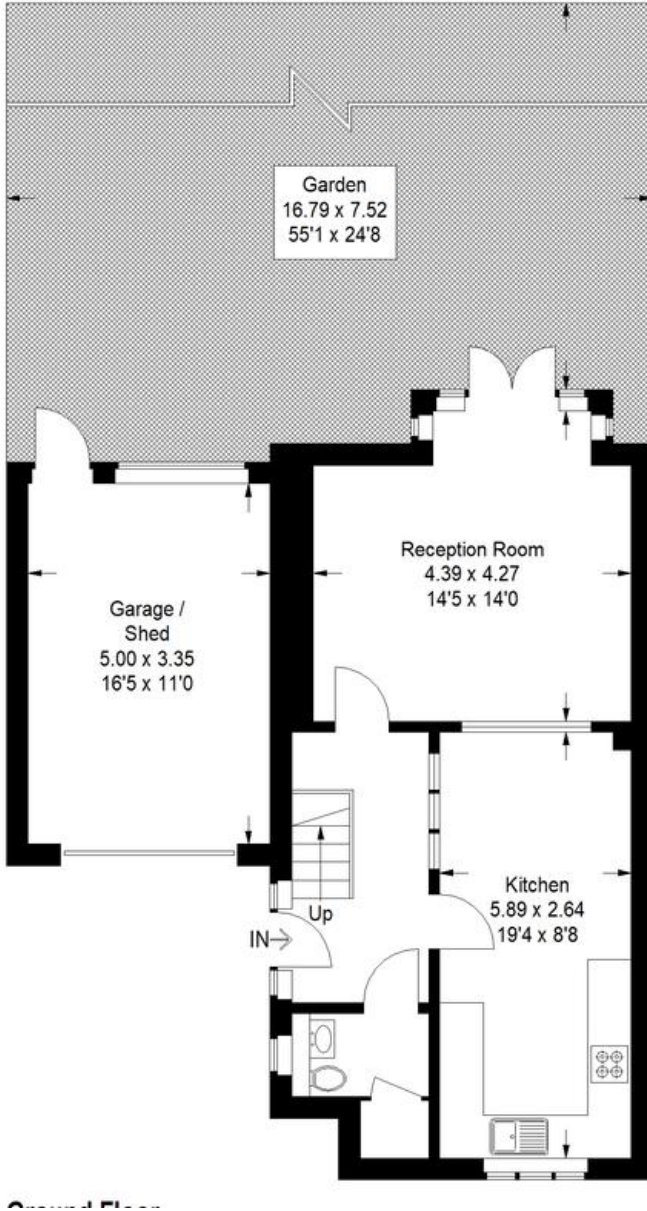
Approximate Gross Internal Area

Ground Floor = 45.3 sq m / 488 sq ft

First Floor = 45.1 sq m / 485 sq ft

Garage / Shed = 17.2 sq m / 185 sq ft

Total = 107.6 sq m / 1158 sq ft



## Martin & Co Croydon

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## MARTIN&CO

**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. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision.

