FOLKLANDS



Alpine Close, Park Hill

Guide price £439,999


JEFFREY ARCHER
ADAM










EDDIE
CANCER RESEARCH UK

















Alpine Close

Approximate Gross Internal Area
823 sq ft / 76.44 sq m

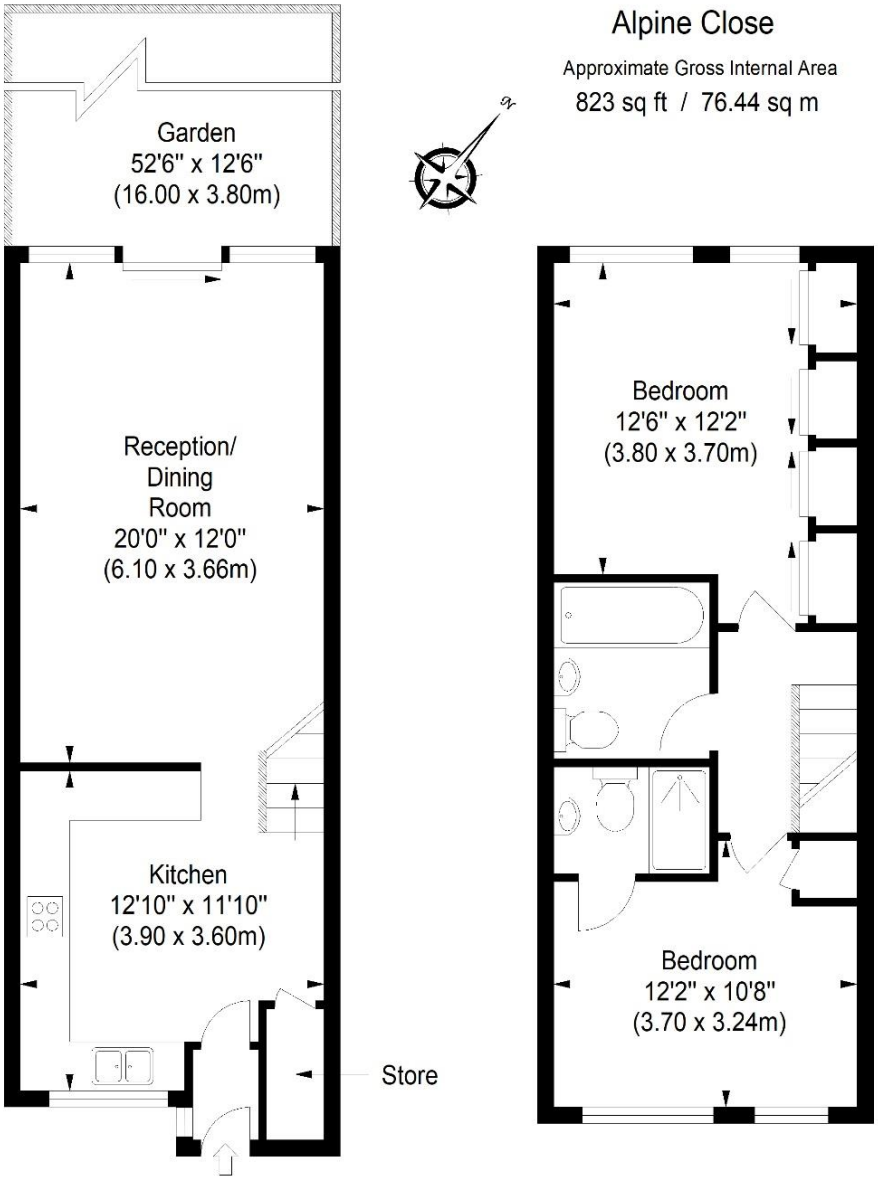


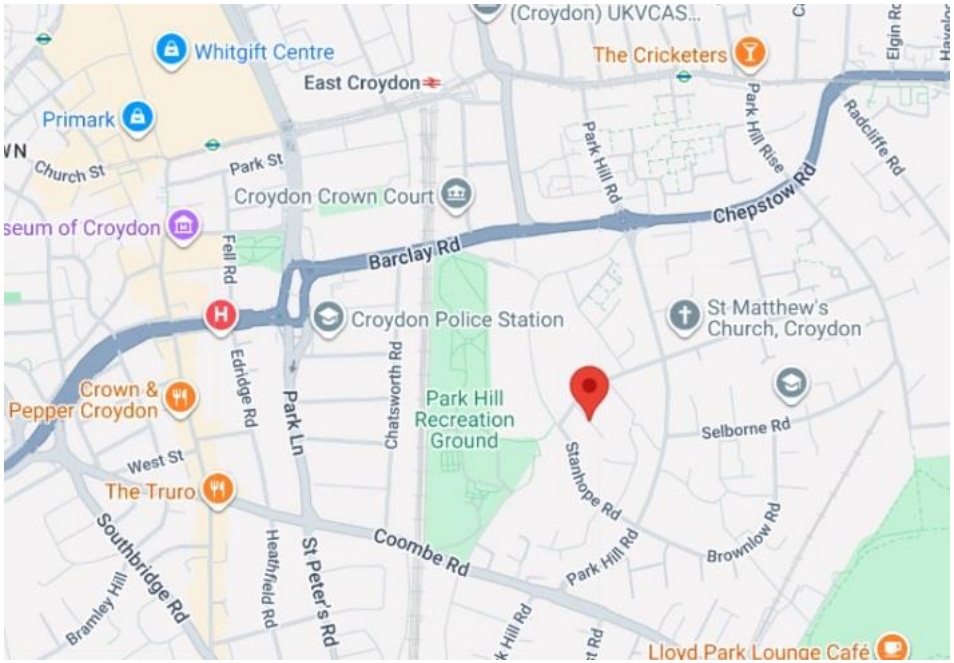
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- Two Double Bedrooms & Two Bathrooms
- Terrace House with Garage
- Well Presented Throughout
- 52' South East Facing Rear Garden
- Desirable Park Hill Location
- Moments from Park Hill Junior & Infant School
- Insulated Loft Space with Ladder Access
- 0.5 Miles from East Croydon Train Station
- 0.4 Miles from the Local Tram Stop
- EPC EER C

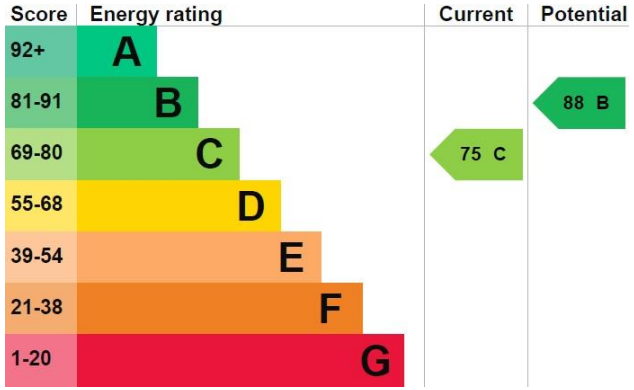


**** Private Garage En-Bloc ** 52' South-East Facing Rear Garden ** A well-presented two double bedroom terrace house situated in the desirable area of Park Hill, conveniently located 0.5 miles from East Croydon train station and 0.4 miles from the local Tram stop.**

This bright & spacious home boasts 823 SQFT of floor space, it enjoys a quality specification throughout and offers ample fitted storage. The house features gas central heating with underfloor heating to the ground floor, it is fully double glazed with a double-glazed porch entrance; and having been developed by the present owner, there is the unique benefit of having two bathrooms. Externally, the house is set back from the roadside with a long front garden, there is a garage en-bloc (new roof & garage door replaced by the current owner) and a smartly designed 52' south-east facing rear garden with a covered patio area.

The accommodation comprises two full-width double bedrooms, a stylish en-suite shower room with sun-tunnel for natural light, a contemporary & recently refurbished three-piece family bathroom suite with shower over-bath & sun-tunnel for natural light, an insulated loft space with ladder access, a modern fitted kitchen with integrated appliances, a large ground floor store cupboard and a 20' lounge/dining room with glass patio door giving access to the private rear garden.

Furthermore, this property sits a short distance away from the highly regarded Park Hill Infant & Primary school and Archbishop Tenison C of E High School. It also happens to be situated within walking distance to two of Croydon's best parks, being Lloyd Park & Park Hill Park. In our opinion this property would make a wonderful home.



These details have been prepared and issued in faith and do not constitute representation of fact or form part of any offer or contract. Please note that we have not carried out a survey of the property, nor have we tested any of the services or appliances.