

# FOLKLANDS



PAGEANT WALK, PARK HILL

GUIDE PRICE £635,000





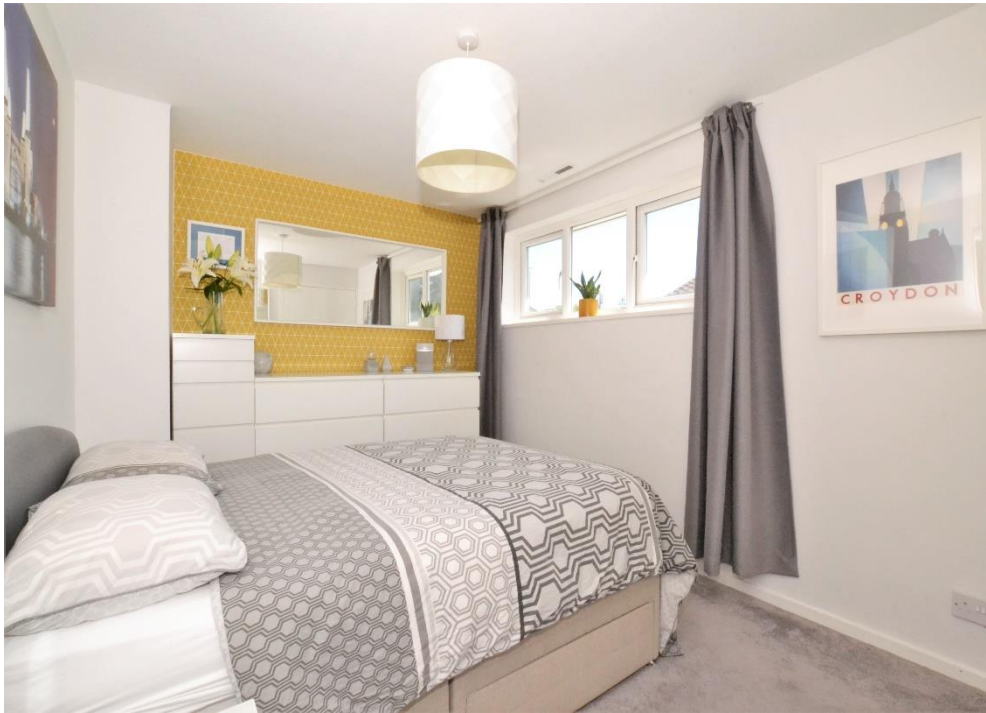
















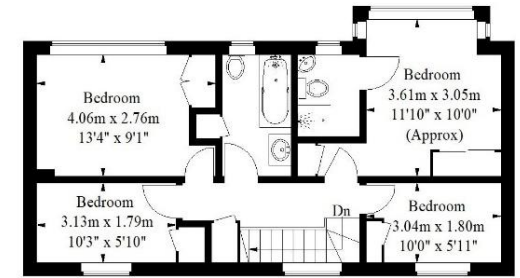




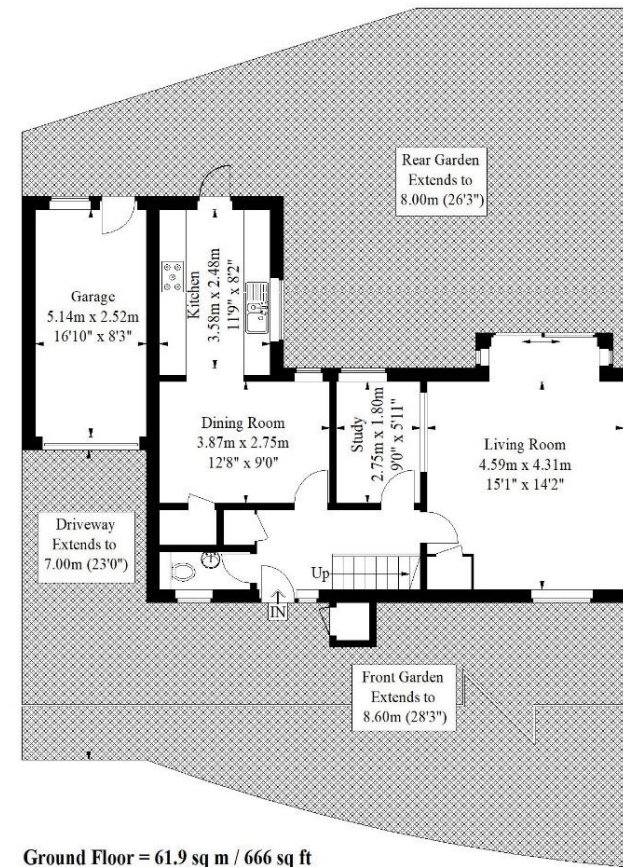
# Pageant Walk, Park Hill



Approximate Gross Internal Area = 113.2 sq m / 1218 sq ft  
 Garage = 13 sq m / 140 sq ft  
 External Cupboard = 0.6 sq m / 6 sq ft  
 Total = 126.8 sq m / 1364 sq ft



First Floor = 51.3 sq m / 552 sq ft



Ground Floor = 61.9 sq m / 666 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.  
 FloorplansUk.com © 2019 (ID 581248)



- ❖ LINK DETACHED HOUSE
- ❖ FOUR BEDROOMS
- ❖ QUIET CUL-DE-SAC SETTING
- ❖ HIGHLY DESIRABLE PARK HILL LOCATION
- ❖ BEAUTIFULLY PRESENTED THROUGHOUT
- ❖ 0.4 MILES FROM EAST CROYDON TRAIN STATION
- ❖ GARAGE & OFF STREET PARKING
- ❖ SOUTHERLY FACING REAR GARDEN
- ❖ TWO BATHROOMS
- ❖ EPC EER E



A beautifully presented four bedroom link-detached house situated within this quiet cul-de-sac in the highly desirable Park Hill area of Croydon, conveniently located only 0.4 miles from East Croydon train station and the local tram stop.

This light & airy home benefits from a private garage & off road parking, a southerly facing rear garden, a contemporary design throughout, is fully double glazed, and enjoys ample fitted storage.

The accommodation comprises an en-suite master bedroom with stylish shower room & double fitted wardrobe, three further bedrooms each with fitted wardrobes, a beautiful three piece family bathroom suite, a large loft space, a down-stairs WC, a large living room with sliding patio doors leading to the rear garden, a separate study, and an open plan dining room onto a contemporary fitted kitchen.

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 family home.

