



27 Langton Way, Park Hill, Croydon, CR0 5BQ

Guide Price: £650,000

Freehold

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Providing over 1850 sq/ft of accommodation this 4-bedroom townhouse is situated in one of Park Hill's most desirable roads within walking distance of East Croydon Train Station.

Built by Wates, The Park Hill Estate, being part of the Brownborne Estate, is a delightful development characterised by its green and peaceful streets with mature trees and a sense of quiet and calm.

The desirable modernist American influenced design of this property lends itself to multiple occupancy as the accommodation is arranged over 4 levels culminating in a fantastic roof garden providing green and pleasant views toward Lloyd Park and Croham Hyrst.

There is also a private terrace to the lower ground floor, accessed from the principal bedroom suite, enjoying a south/westerly aspect overlooking green and wooded communal gardens.

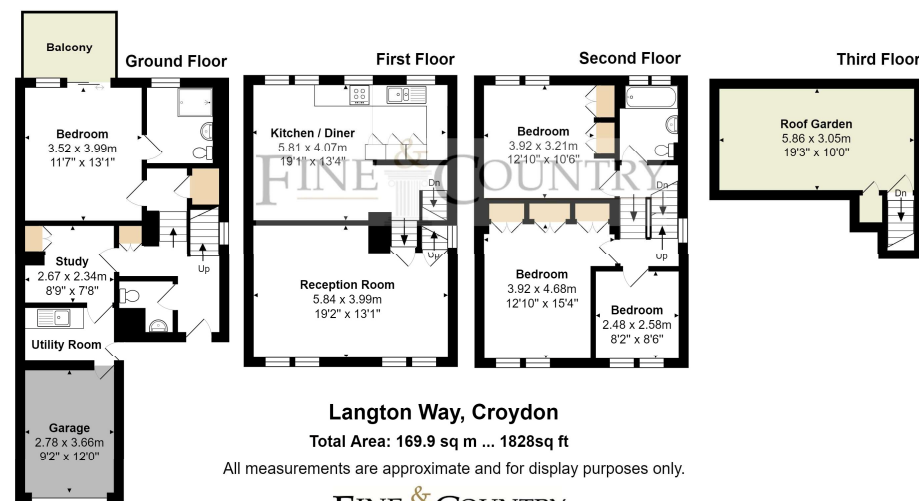
Step inside

Inside the footprint of the property spans over 1,850 sq/ft and is divided into a series of well-proportioned rooms arranged in a split-level layout. The space saving design of the home has been enhanced by thoughtful upgrades and renovations which include Gas central heating via radiators and a brand-new roof which comes with a 15-year warranty. The vast double-glazed windows throughout the property take full advantage of the pleasant views and fill the spaces with light and air. From the entrance hall, there is access to a study area, with a door to a utility room and storage room. Down to the lower ground level, you'll find what is currently used as the principal bedroom with ensuite and sliding doors to the rear balcony/terrace. Upstairs the centrepiece of the property is the adjoining open plan dining and living space with mahogany parquet strip flooring that creates an impressive and airy split level and dual aspect. The well-designed kitchen features integrated appliances including double oven/microwave, 4 ring gas hob, hot tap and waste disposal unit, dishwasher and integrated fridge/freezer, as well as a breakfast bar and delightful views to a southerly aspect. Up again to three further double bedrooms, two with a range of wardrobe cupboards and the third currently being used as a home office. The large family bathroom serves these three bedrooms fitted with a bath with rain shower over, vanity sink unit and wc, heated towel rail and underfloor heating.

Step outside

To the front of the property, you will find ample off-road parking for numerous cars within the front drive as well as an up and over door to the shortened garage giving ample storage space.

Langton Way is located off South Park Hill Road, within a 10-15 walk of East Croydon Station, Boxpark and the town centre and the South End restaurant quarter. From East Croydon it is a 17-minute train journey to London Victoria Station, London Bridge (15min) or Gatwick within 15 minutes. and Brighton (45 min). Croydon is also part of the tram network, connecting it to Wimbledon and Beckenham. There are also footpaths on the doorstep leading directly to Park Hill Park as well as Lloyd Park with its sports pitches, golf course and playground.



FINE & COUNTRY





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Disclaimer

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