





## 2E Stanhope Road, Park Hill, Croydon, Surrey CR0 5NS

CHAIN FREE Set at the end of a terrace of houses built approximately 9 years ago, this extremely spacious 3 bedroom family home offers 'easy to manage' modern family living. Comprising a spacious living room leading out onto a secluded garden, integrated kitchen/breakfast room, 3 generous size bedrooms with an en-suite to bedroom 3 plus contemporary family bathroom, study, utility cupboard, solar panels, driveway parking and lawned garden with patio area and raised flower beds.

### Location

Situated in a popular residential area off Park Hill with a wide variety of amenities nearby. Some of these include local shops, Park Hill Infant, Volenti Academy and Royal Russell Schools, Park Hill and Lloyd Parks plus both South and East Croydon Stations are nearby with services to Central London.



### GROUND FLOOR

#### Canopied Entrance Porch

With exterior lighting.

#### Entrance Hall

Composite entrance door with inset window, radiator, inset lighting, porcelain tiled floor.

#### Cloakroom

Low flush WC, wash hand basin set to vanity unit with a tiled splashback, radiator, inset lighting, porcelain tiled floor.

#### Utility Cupboard

Plumbed for washing machine, inset lighting, porcelain tiled floor.

#### Integrated Kitchen/Breakfast Room

Triple glazed windows to side, comprehensive selection of fitted wall and base units incorporating drawers, inset sink unit to quartz work surface with matching trim, Smeg stainless steel 5 burner gas hob with quartz splashback and extractor over, Smeg stainless steel eye level double oven, integrated fridge freezer and dishwasher with concealed wall mounted central heating boiler, radiator, inset lighting, porcelain tiled flooring.

#### Living Room

Triple glazed doors to garden, full length triple glazed windows to rear, double glazed window to side, radiator, fitted carpet.

### FIRST FLOOR

#### Landing

Fitted cupboard housing solar panel control system, radiator, fitted carpet.

#### Bedroom 2

Triple glazed and double glazed dual aspect windows, radiator, fitted carpet.

#### Bedroom 3

Triple glazed and double glazed dual aspect windows, radiator, fitted carpet.

#### Study

Triple glazed window to side, radiator, fitted carpet.

#### Family Bathroom

Triple glazed translucent window to front, matching white bathroom suite comprising panelled bath with shower over and fitted shower screen, wash hand basin set to vanity unit with mirror fronted bathroom cabinet over, shaver socket, concealed low level WC, fully tiled to 2 walls, heated towel rail, ceramic tiled floor.

### SECOND FLOOR

#### Landing

Velux window to side, fitted carpet.

#### Bedroom 1

Triple glazed window to front, Velux window to side, large fitted cupboard with lighting, access to loft, radiator, fitted carpet.

#### En-Suite Shower Room

Triple glazed Velux window to side, corner unit shower cubicle, wash hand basin set to vanity unit with mirror fronted bathroom cabinet over, enclosed low level WC, fully tiled to 2 walls, heated towel rail, ceramic tiled floor.

### EXTERIOR

#### Rear Garden

23' extending to 31' 0" x 24' 0" (9.45m x 7.32m) Patio area to side and across the rear, sleeper retainer and raised flowerbed with steps up to a mainly laid to lawn garden, garden shed, side entrance, exterior lighting, tap and power.

#### Block Paved Driveway

Shrubs to one side, accommodating one vehicle.

### ADDITIONAL INFORMATION

#### Council Tax

London Borough of Croydon Band E

#### Utilities

MAINS - Electricity, Gas, Water and Sewerage.

#### Broadband and Mobile

To check coverage please visit  
[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)  
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