

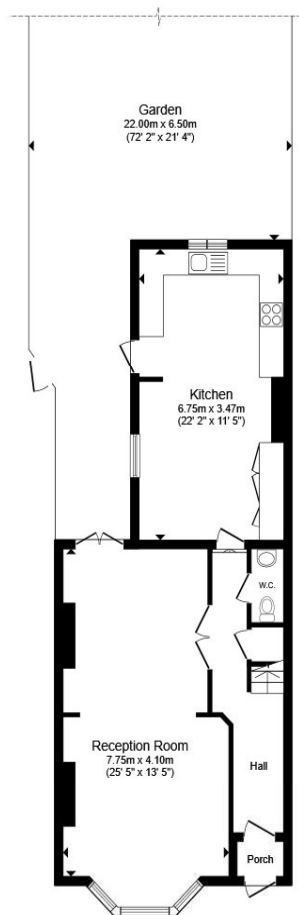


Avondale Road, South Croydon CR2 6JB

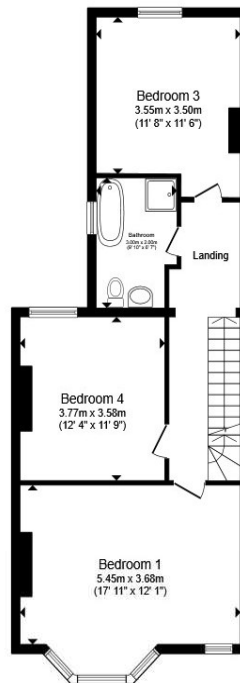
welcome to
Avondale Road, South Croydon

Situated on the sought-after Avondale Road, this impressive four-bedroom, freehold semi-detached family home offers over 1,700 sq. ft. of well-appointed accommodation arranged across three floors.

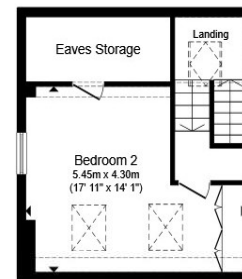




Ground Floor



First Floor



Second Floor



Total floor area 161.3 m² (1,737 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Beautifully presented throughout, the property effortlessly combines generous living space with modern finishes, making it ideally suited to growing families and those seeking versatile accommodation.

The ground floor is centred around an exceptional through reception room measuring approximately 25ft in length, providing an elegant and flexible living and dining area flooded with natural light from the large bay window and rear aspect. To the rear of the property, the stunning contemporary kitchen has been thoughtfully designed with extensive fitted cabinetry, integrated appliances, and ample workspace, creating the perfect environment for both everyday family life and entertaining. A convenient ground floor WC completes the accommodation on this level.

The first floor offers three well-proportioned bedrooms, including a generous principal bedroom and two further double bedrooms, served by a stylish family bathroom finished to a high standard. Occupying the top floor is an impressive fourth bedroom suite, offering excellent versatility as a principal bedroom, guest suite, home office, or teenage retreat.

Externally, the property benefits from a mature and private rear garden extending to approximately 72ft, providing a wonderful outdoor space for entertaining, children's play, and al fresco dining. The attractive frontage further enhances the home's excellent kerb appeal. The loft also offers further potential to be extended STPP.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Avondale Road, South Croydon

- Four-bedroom semi-detached family home
- Ground floor W/C
- Stunning modern kitchen
- Excellent schools, transport links and green spaces nearby
- Private rear garden

Tenure: Freehold EPC Rating: E
Council Tax Band: E

£800,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SCS110292



Property Ref:
SCS110292 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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