

**SOLD STC**



**Avondale Road, South Croydon**

**4 Bedrooms, 2 Bathroom, Semi-Detached House**

**Asking Price Of £585,000**

**MARTIN & CO**



## Avondale Road, South Croydon

4 Bedrooms, 2 Bathroom

Asking Price Of £585,000

- Semi-Detached House
- In Need of Updating
- Three Reception Rooms
- Four Double Bedrooms
- 1759 Square Feet of Accommodation

In a popular residential area, with good proximity to a number of primary and secondary state comprehensive, Independent and Grammar schools, this appealing bay-fronted semi-detached house with four double bedrooms and over 1750 square feet of flexible accommodation has been in the same family for many years, but now requires general modernisation.

Retaining many original character features - including some fireplaces - the house has the classic Victorian halls-adjoining layout of a spacious 16' front reception room, a separate dining room, breakfast room and kitchen which could be combined to make an amazing space, plus a bathroom/wc on the ground floor. On the upper two floors there is a 17' master bedroom, three further double bedrooms, another bathroom and a separate wc.

Externally there is a large sunny Westerly aspected 92' garden at the rear and the front garden has been paved to provide off-road parking for at least two cars. For commuters, the mainline stations at Purley Oaks and Sanderstead are approximately a 10 minute walk away and there are regular bus services nearby towards Purley, East and West Croydon. A range of convenience shops cafes and restaurants can be found close by on Brighton Road. Pretty 'Green Flag' awarded Haling Grove is also nearby with its children's playground.

Fennies Nursery - rated as 'Good' by Ofsted is just seconds away, Krishna Avanti, Regina Coeli Catholic, Cumnor House primaries, the Harris Academy secondary school and the renowned Whitgift School are all within a mile radius. Popular Grammar schools - Wilsons and Wallington Schools for both boys and girls are approximately a 10 minute drive.

The property also has planning consent to extend and





convert into 2 flats - a 2 reception room/1 bedroom flat on the ground floor and a 3 bedroom/2 bathroom split-level flat on the upper floors:

Reference 20/06086/FUL

Alternative Reference PP-09278456

Proposal Construction of a single storey rear extension and rear roof extension. Conversion of the dwelling into 2 x self-contained flats

Status Decided

Decision Permission Granted

Decision Issued Date Tue 05 Apr 2022

Available with no onward chain you should call Martin & Co Croydon now for an appointment to view!





## Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)

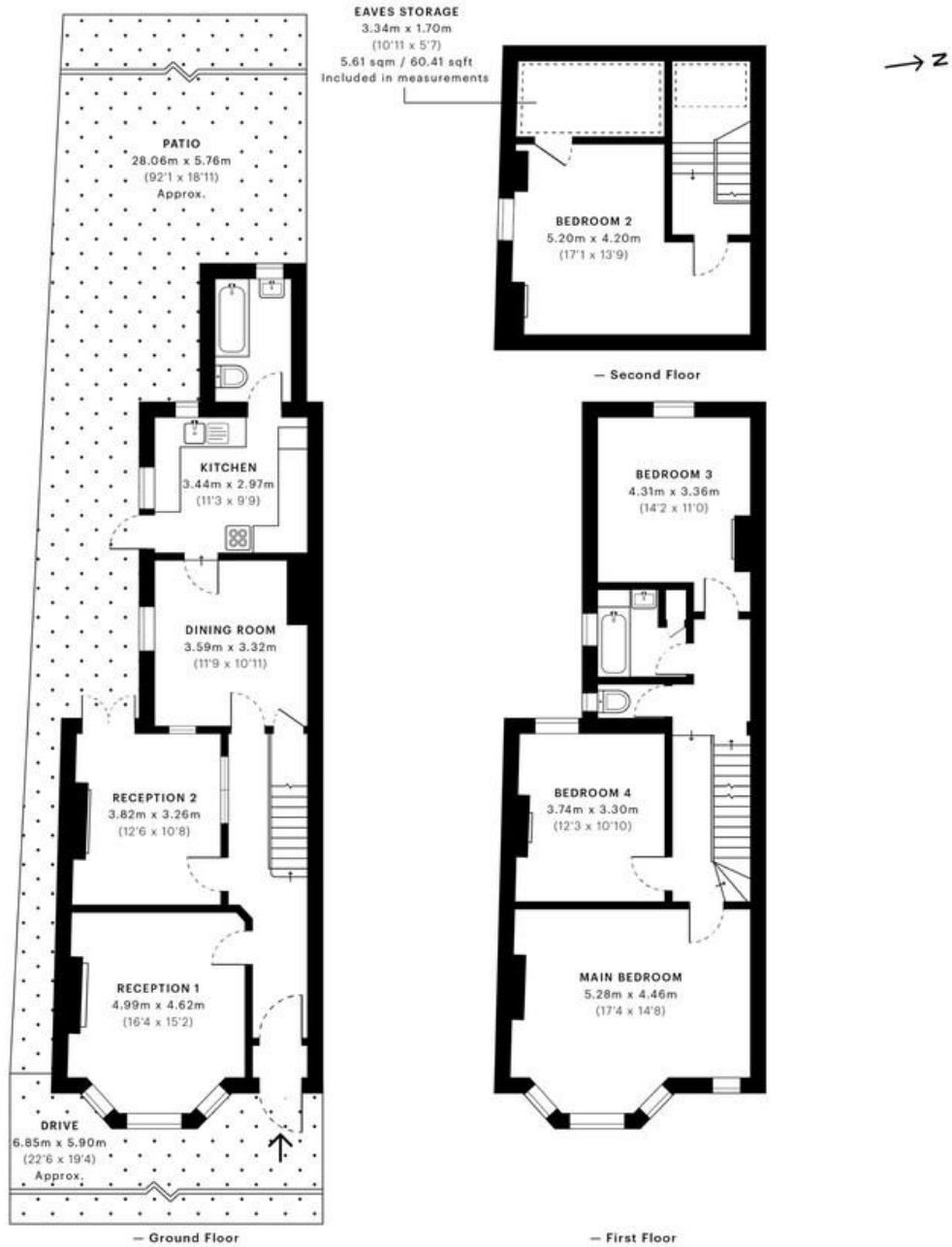
Score	Energy rating	Current	Potential
92+	A		
81-91	B		



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## Martin & Co Croydon

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