

FOR SALE



Vauxhall Gardens, South Croydon

3 Bedrooms, 1 Bathroom, House in Quiet Cul-De-Sac Setting

Asking Price Of £435,000

MARTIN&CO



Vauxhall Gardens, South Croydon

3 Bedrooms, 1 Bathroom

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- 'Mid-Century Modern' House
- Quiet Cul-De-Sac Setting
- Bright Spacious Living Room
- Separate Kitchen
- Three Bedrooms

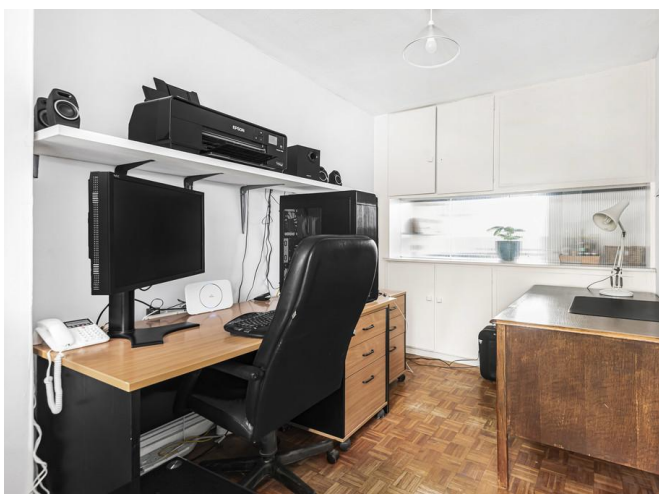
Whether you are a fans of post-War 20th Century architecture or just looking for a good-sized, great value home then don't miss this appealing three bedroom house enjoying a quiet cul-de-sac setting just 10 minutes from Purley Oaks Station.

The property affords an entrance hall, a bright spacious 20' reception room with a door to the rear garden, a separate kitchen, landing, a large master bedroom which could possibly be divided to provide an en-suite shower-room/wc, a second double bedroom, a smaller third bedroom - which would make a great nursery or home office, a bathroom, a separate wc and benefits from gas heating. Externally there is a small front garden and a generous 'X' rea garden with a large storage shed/workshop. The property also comes with its own garage which is en-bloc nearby.

Vauxhall Gardens is a small cul-de-sac leading off St Augustine's Avenue, which runs between Brighton Road and Pampisford Road. There are regular bus services along both roads towards Croydon & Purley and a good range of local shops can also be found along Brighton Road. Nearby Haling Grove is a pretty spot for a morning run or afternoon stroll, where remnants of the formal gardens, fine trees, shrubberies and other features remain, such as a ha-ha, coach house and two walled gardens - one in an Arts and Crafts style.

For commuters Purley Oaks Station is just a 10 minute walk away - although it is uphill on the way back! - and there are well thought of schools also within easy reach.

Call the seller's sole agent Martin & Co Croydon now for an appointment to view!







Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		

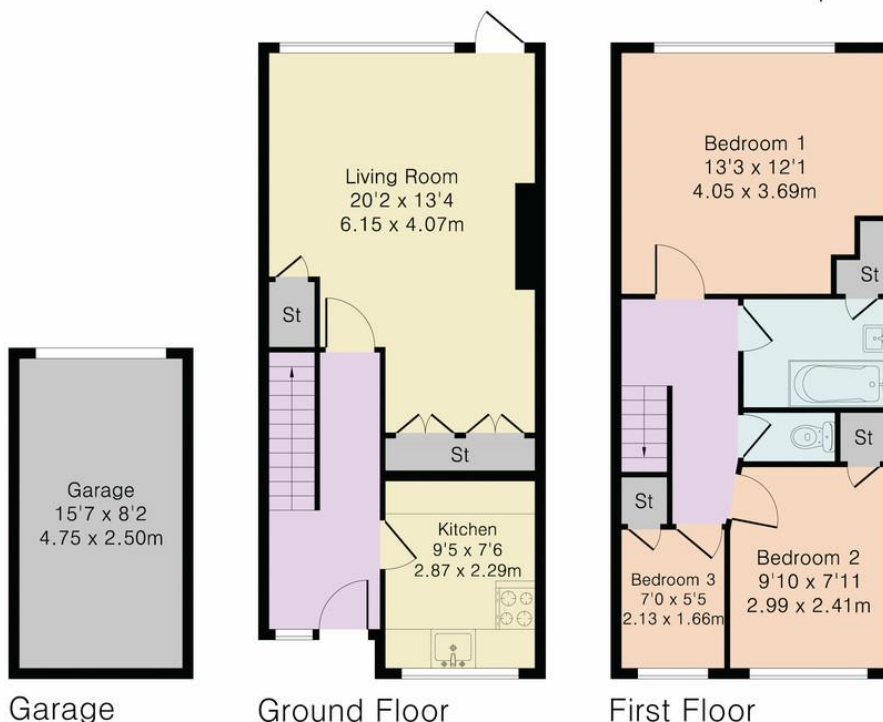


Approximate Gross Internal Area 943 sq ft - 87 sq m

Ground Floor Area 402 sq ft – 37 sq m

First Floor Area 413 sq ft – 38 sq m

Garage Area 128 sq ft – 12 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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