

SOLD STC



Vauxhall Gardens, South Croydon

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

Offers In Excess Of £425,000

MARTIN&CO



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.

- 'Mid-Century Modern' House
- Quiet Cul-De-Sac Setting
- Bright Spacious Living Room
- Separate Kitchen
- Three Bedrooms
- Bathroom & Separate WC
- Gas Heating

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 80' rear garden with a large 16' x 8' insulated storage shed/workshop with light and power. 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

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		
1-20	G		



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!

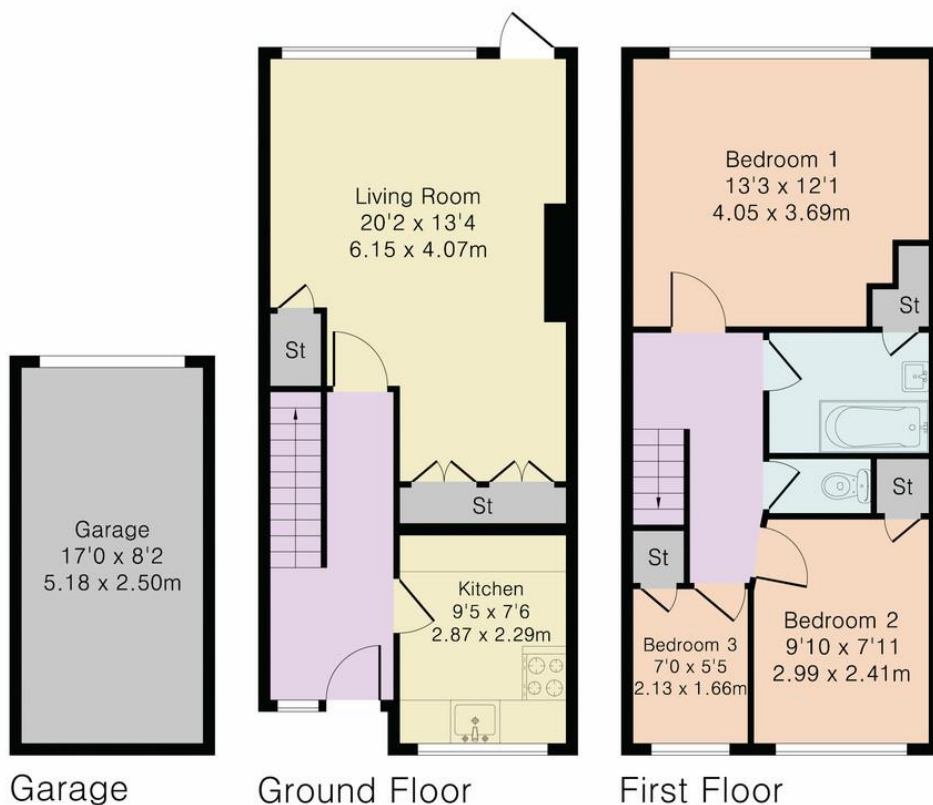


Approximate Gross Internal Area 954 sq ft - 88 sq m

Ground Floor Area 402 sq ft – 37 sq m

First Floor Area 413 sq ft – 38 sq m

Garage Area 139 sq ft – 13 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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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for m part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

