



27 Mount Park Avenue, South Croydon, Surrey, CR2 6DU

Pollard Machin

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South Croydon
Surrey CR2 6DU

Offers in Excess of £850,000

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Description

Pollard Machin are delighted to present this charming 4-bedroom detached family home which has come to the market for the first time in over 35 years, ideally located on the sought-after Mount Park Avenue. Council Tax Band F. EPC tbc.

Accommodation

Offering spacious living accommodation, a large rear garden and excellent kerb appeal, this charming property is perfect for families looking for both comfort and convenience.

Ground Floor: The welcoming entrance hall leads to a bright and airy 22'6" reception room, perfect for family gatherings. To the front, a separate dining room provides an elegant space for entertaining, while a versatile study with adjacent shower room offers potential for a home office or guest accommodation, the door leading to the shower room from the dining room is wheelchair accessible. The heart of the home is the spacious 19'6" x 17' kitchen/dining room, featuring ample storage and dining space and giving direct access to the patio and garden. An internal door from the kitchen leads to the garage, adding convenience.

First Floor: There are four bedrooms, three of which are generous doubles. The main bedroom offers plenty of natural light, while the layout provides flexibility for family living. A modern family bathroom and a separate WC complete the first floor.

Outside: To the front, the property benefits from a smartly paved driveway with off-street parking for several cars and access to the garage. The rear garden is a real highlight – a large, private, and well-kept space mainly laid to lawn with mature borders, perfect for outdoor entertaining and children's play.

Location: Mount Park Avenue is a quiet and highly regarded residential road, within easy reach of local shops, sought-after schools, and transport links providing quick access into London and surrounding areas.



Mount Park Avenue, CR2

Approximate gross internal area

162.76 sq m / 1752 sq ft

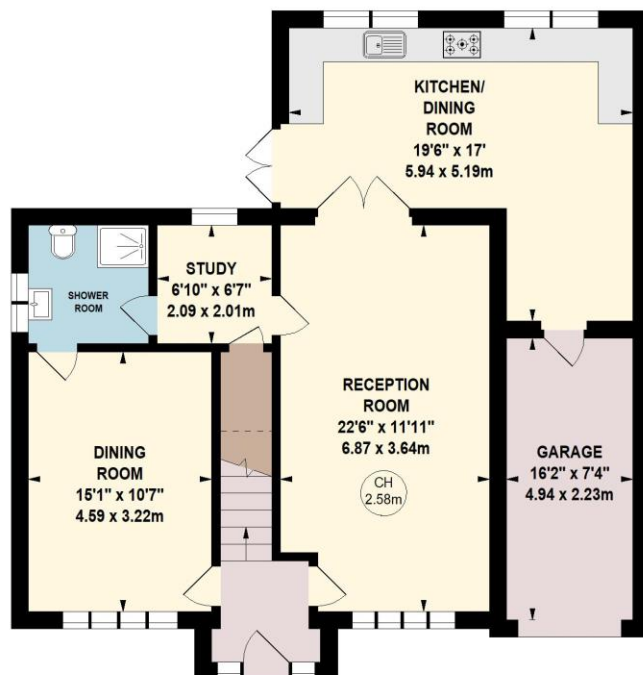
(Including Garage)

Garage

10.96 sq m / 118 sq ft



Key :
CH - Ceiling Height



Ground Floor



First Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only



The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.



Viewings Strictly by Appointment Only

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