



24 Princes Avenue, South Croydon, Surrey, CR2 9BA

Pollard Machin

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Surrey CR2 9BA

Offers Over £550,000

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Three Bedroom Semi-Detached House | Recently Modernised | Generous Garden

Situated on a popular residential road, this recently modernised three-bedroom semi-detached home offers bright, well-proportioned accommodation arranged over two floors, making it an ideal choice for families, first-time buyers or those looking to upsize. EPC Rating E. Council Tax Band E.

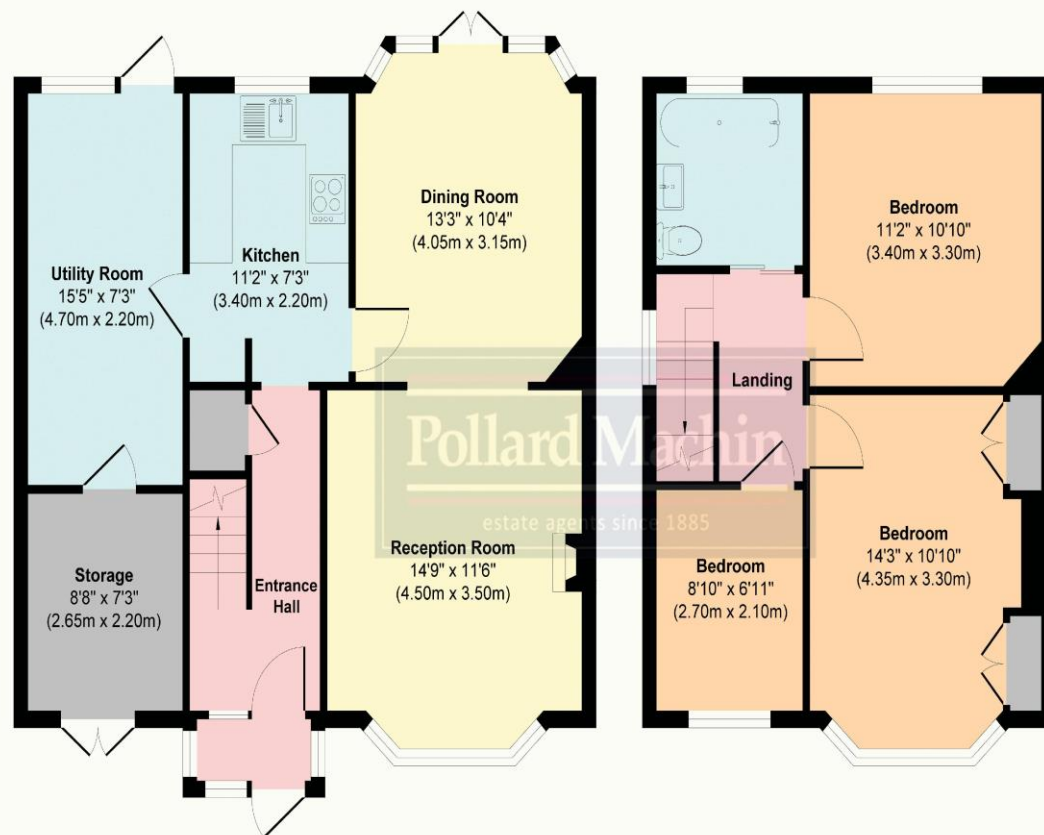
The ground floor features a welcoming entrance hall leading through to a spacious reception room, perfect for relaxing or entertaining. To the rear, the separate dining room provides an excellent space for family meals and gatherings, with a pleasant outlook over the garden. The modern fitted kitchen is thoughtfully arranged and complemented by a useful utility room, offering additional storage and practicality rarely found at this level. Further storage space adds to the home's everyday convenience.

Upstairs, the first floor comprises three well-sized bedrooms, including a generous principal bedroom and two further rooms suitable for children, guests or home working. A modern family bathroom completes the accommodation.

Externally, the property benefits from a good-sized rear garden, ideal for outdoor dining, children's play or future landscaping potential. The semi-detached nature of the house also offers a greater sense of space and privacy.

Approx. 1,084 sq ft of internal accommodation. This is a well-presented and versatile home offering comfortable modern living with room to grow.





Ground Floor

First Floor

Princes Ave, South Croydon CR2
Approx. Gross Internal Area 1084 sq. ft / 100.69 sq. meters

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.

Plan produced by AR Net Media-www.arnetmedia.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

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.



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