

FOLKLANDS

KINGSDOWN AVENUE, SOUTH CROYDON
GUIDE PRICE £635,000











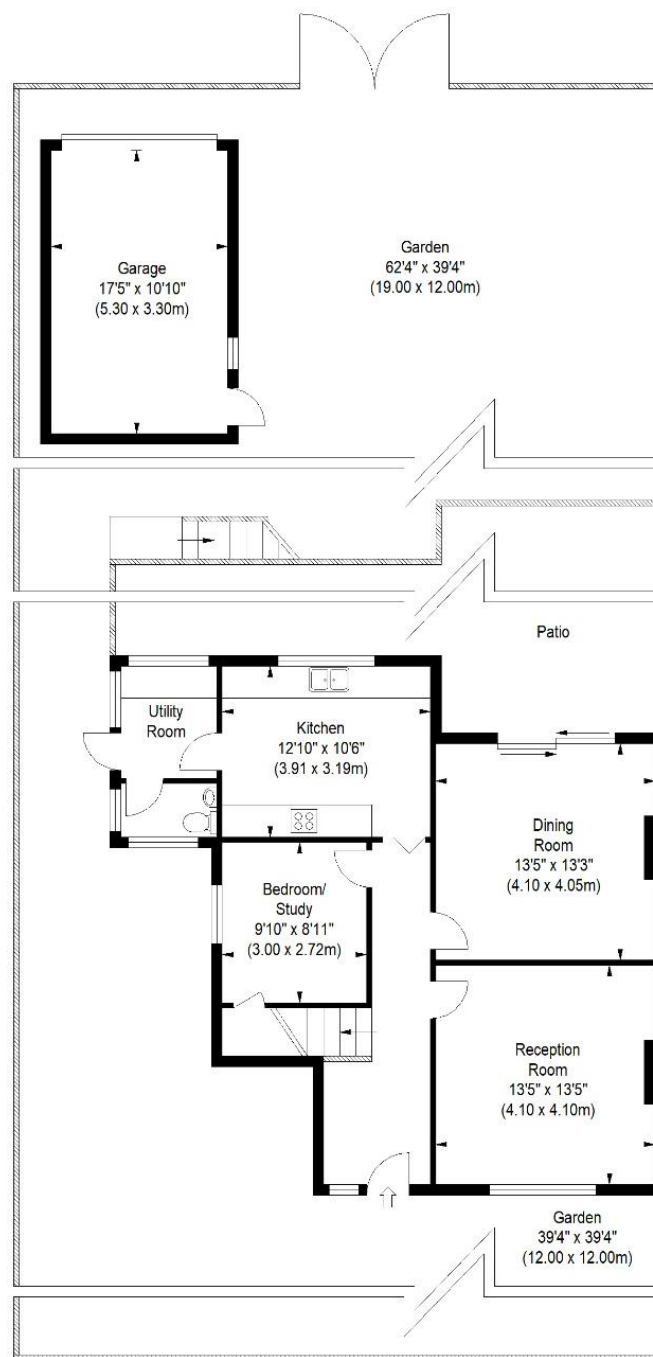




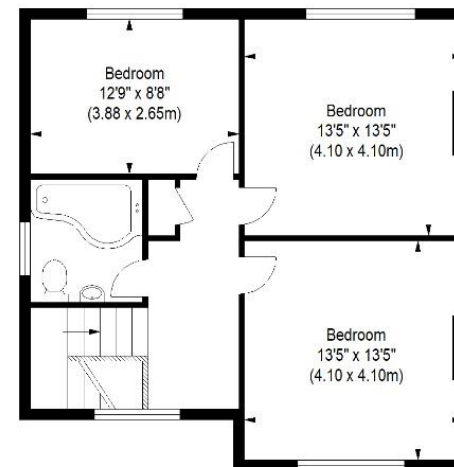


Kingsdown Avenue

Approximate Gross Internal Area
1473 sq ft / 136.83 sq m



Ground Floor



First Floor

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

- ❖ THREE DOUBLE BEDROOM - SEMI-DETACHED HOUSE
- ❖ BONUS STUDY/BEDROOM FOUR
- ❖ EXTREMELY SPACIOUS - 1473 SQFT
- ❖ UTILITY ROOM & DOWNSTAIRS WC
- ❖ LARGE GARDEN & ENTERTAINMENT DECK
- ❖ WIDE PLOT WITH SIDE & REAR ACCESS
- ❖ SCOPE TO LOFT EXTEND (STPP)
- ❖ 0.2 MILES FROM PURLEY OAKS TRAIN STATION
- ❖ 0.4 MILES FROM SANDERSTEAD TRAIN STATION
- ❖ EPC EER D



A superbly presented three double bedroom semi-detached house, situated within this popular residential road, conveniently located only 0.2 miles from Purley Oaks train station and 0.4 miles from Sanderstead train station. Sat on a large plot, this wider than average home boasts 1473sqft, it is fully double glazed and has gas central heating.

With an excellent arrangement of rooms, the property enjoys a bonus ground floor study/playroom/ bedroom four, a handy utility room and a downstairs WC. To the front there is a landscaped front garden, which is well planted and affords the property excellent privacy. There is side access with a handy side-return area for added storage. The rear garden features a large entertainment deck, a well-kept lawn, and a sizeable patio area; not to mention a full garage providing ample storage. There are double gates to the rear which provide access onto the rear lane. This access could be adapted to create off-road parking. Additionally, with such a large loft-space, the house would lend itself well to being loft-converted. (Subject to the usual permissions)

The accommodation comprises three double bedrooms, a family bathroom suite with shower over-bath, two full-sized reception rooms, a generous entrance hallway, study/bedroom four, and a 12'10 x 10'6 modern fitted kitchen with access through to the utility room and downstairs WC.

Furthermore, this property sits just under a mile from Purley town centre with its plethora of shops, cafes & restaurants, it is nearby to an excellent array of local amenities and is walking distance to the open green spaces of both South Croydon recreation ground & Purley Rotary field. Along with an excellent array of local primary & secondary schools, we feel that this property will make an excellent family home.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		