



20 Limes Avenue, Waddon, Croydon, CR0 4JX



Offers in excess of £525,000

Cromwells
ESTATE AGENTS



20 Limes Avenue

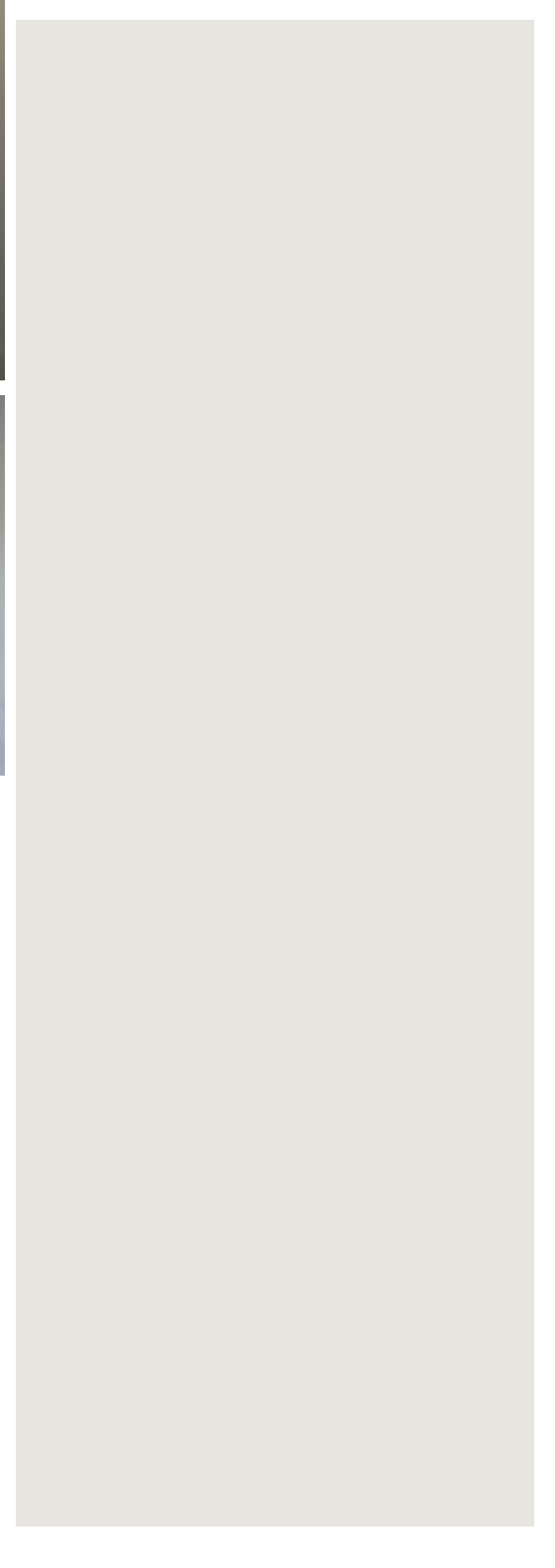
Waddon Croydon, CR0 4JX

Offered with no chain is this stunning 3 bedroom extended house that simply must be viewed to appreciate the effort and extensive improvements the current owners have made.

Features include 25'9 x 15'3 open plan family, kitchen, dining room with underfloor heating and folding doors to garden, luxury first floor bathroom, central heating, double glazing, large boarded loft space with Velux window and remote controlled hatch, low maintenance garden and off street parking to front.

Located for easy access to popular schools, Waddon Ponds, Purley Way Retail Shopping Outlets, Waddon Rail Station, Bus Routes, Leisure Centre and much more!
Council Tax Band D. EPC Rating C





Floor Plan



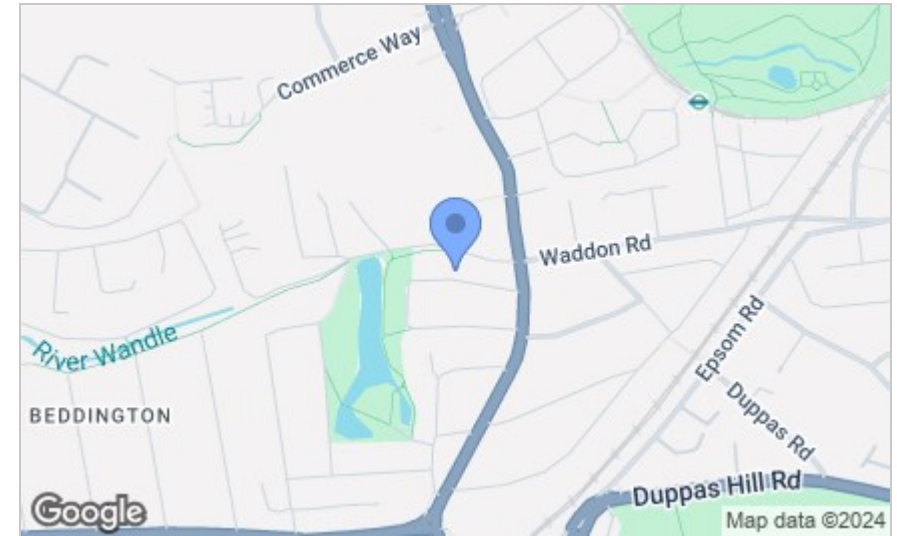
Viewing

Please contact our Cromwells Office on 0208 647 4422

if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 88 |
| (69-80) C | 75 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |