

ASHLEIGH FLETCHER

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Waddon, Croydon

📞 020 8089 5566



Located on Violet Lane in Croydon, this beautifully presented three-bedroom semi-detached house offers an ideal blend of modern living and future potential.

Situated on a generous corner plot, the property benefits from the possibility to extend to the side (subject to planning permission), making it an exciting opportunity for those seeking to grow their home.

Inside you are welcomed by a spacious and inviting reception room, complete with a stunning feature fireplace that adds character and warmth to the space.

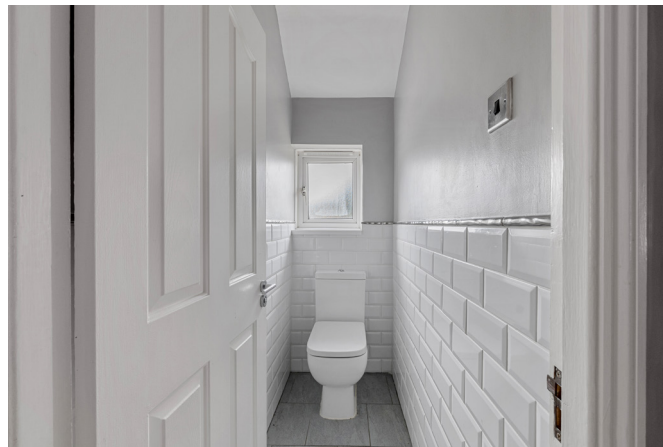
The modern kitchen, equipped with ample storage and work surfaces, is functional and perfect for cooking, offering a sleek design that ensures efficiency for meal preparation.

The property boasts three well-proportioned bedrooms, with the third bedroom almost the size of a double, offering flexibility for various uses, from a guest room to a home office. The stylish bathroom features a square P-shaped bath, while a separate W.C. provides added convenience for all the family.

The property also includes a versatile outbuilding with power and light, currently used as a home office and gym, but offering endless possibilities to suit your lifestyle. Externally, the property offers off-street parking for several vehicles to the front, while the rear garden is low-maintenance, providing a peaceful outdoor space ideal for relaxing or entertaining.

This property is perfectly positioned for families, with a range of excellent schools nearby. Harris Primary Academy Purley Way (0.4 miles) is an outstanding primary school offering education for children aged 4 to 11. Harris Invictus Academy Croydon (1.1 miles) is an outstanding secondary school providing education for students aged 11 to 18.

For outdoor enthusiasts, the property is ideally located near Purley Way Playing Fields, just a short walk away, offering plenty of open space for recreational activities. Additionally, Wandle Park, around 0.6 miles away, provides further green space with sports facilities, a playground, and lovely walking areas.

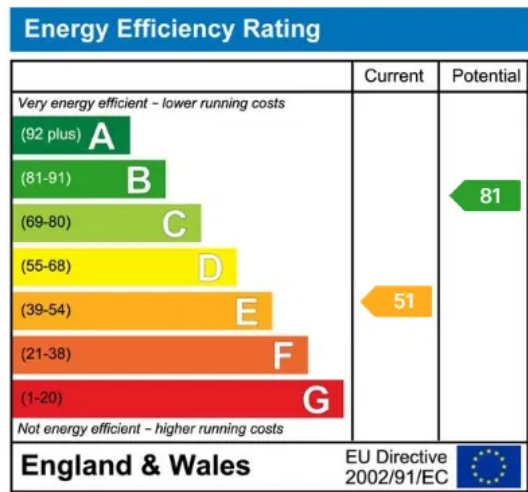


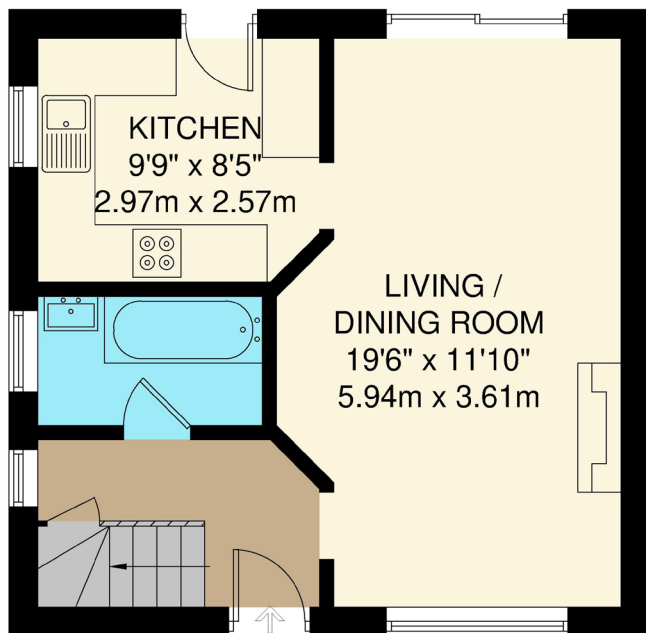
For your shopping needs, you'll find Morrisons (0.4 miles) just around the corner, offering a wide range of groceries and household items. Lidl (0.6 miles) is a discount supermarket known for its affordable prices and weekly special offers.

Commuting is made simple with excellent transport links nearby. East Croydon Station (1.3 miles) is a major transport hub, offering regular services to London Victoria in approximately 15 minutes, London Bridge in around 18 minutes, and Gatwick Airport in 15 minutes, ideal for both work and leisure. Waddon Station (0.8 miles) provides additional connections, including direct services to London Victoria in around 25 minutes. Several local bus routes also serve the area, offering easy access to Croydon and surrounding areas.

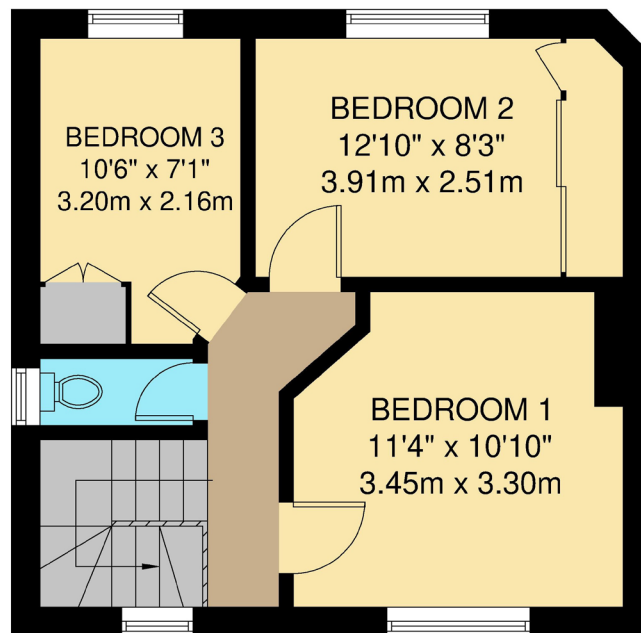
This property combines contemporary design with great potential for future expansion, making it an excellent choice for families or professionals looking to create their ideal home in a highly sought-after location. With superb schools, transport options, and local amenities nearby, it offers a wonderful lifestyle in the heart of Croydon. Don't miss out on this opportunity to secure your next home.

Council Tax Band: C

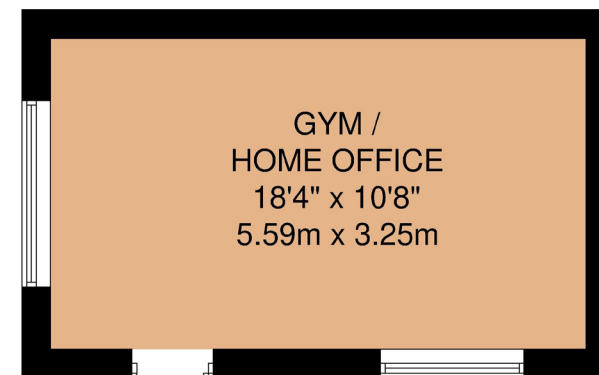




GROUND FLOOR
36.3 sq m / 391 sq ft



FIRST FLOOR
36.2 sq m / 389 sq ft



OUTBUILDING
18.2 sq m / 196 sq ft
(Not Shown In Actual Location / Orientation)

Measurements are to be used as a guide only and are not guaranteed to be accurate and should not be used to make any formal decisions.

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