



4 Bedrooms | 1 Bathrooms | 1 Reception Rooms

Kingsdown Avenue | South Croydon | CR2 6QF

Guide price £525,000

LOFT

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Open on 21st Saturday 28th March | A great size semi detached home ready to move into and enjoy. Located on the boundaries of South Croydon and Purley, you have three train stations, including Purley Oaks and Sanderstead within walking distance. The home itself consists of a main and side extension perfect for parking or extra storage. Upstairs, you enter the home that has ample living space, with a through lounge/dining room and a side extension, a perfect 4th bedroom or extra reception. You also have the benefit of a downstairs WC and an updated kitchen. On the first floor, there are three good size bedrooms, a separate bathroom and plenty of eaved space. The garden is lengthy, split across two levels and two outbuildings on offer that could be the perfect work from home space. The property is also offered completely CHAIN FREE!

- **Chain Free well presented, extended semi detached home**
- **Garage and great size rear garden**
- Side extension, offering a perfect 4th bedroom, extra reception room or study
- Through lounge-diner with hard flooring and a separate, modern kitchen/breakfast room with granite worktops
- Good size bedrooms upstairs and bathroom with shower and bath
- Ideally located for great schools and Purley Oaks and Sanderstead train station within walking distance
- Great views over the valleys from the front and rear of the house



The perfect family home, that has been extended already, offering space for the whole family! Offered in great condition but plenty of scope to put your own stamp on throughout.



Ground Floor

Hallway

Reception/Dining Room

29'2 x 11'3 (8.89m x 3.43m)

Kitchen/Breakfast Room

16'0 x 8'10 (4.88m x 2.69m)

Downstairs W/C

Reception Room/Bedroom

16'2 x 9'7 (4.93m x 2.92m)

First Floor

Landing

Bedroom 1

14'1 x 10'10 (4.29m x 3.30m)

Bedroom 2

12'2 x 10'10 (3.71m x 3.30m)

Bedroom 3

8'2 x 6'1 (2.49m x 1.85m)

Bathroom

Eaves

Outside

Garage

15'5 x 9'2 (4.70m x 2.79m)

Rear Garden

Garden Outbuilding



Kingsdown Avenue, CR2

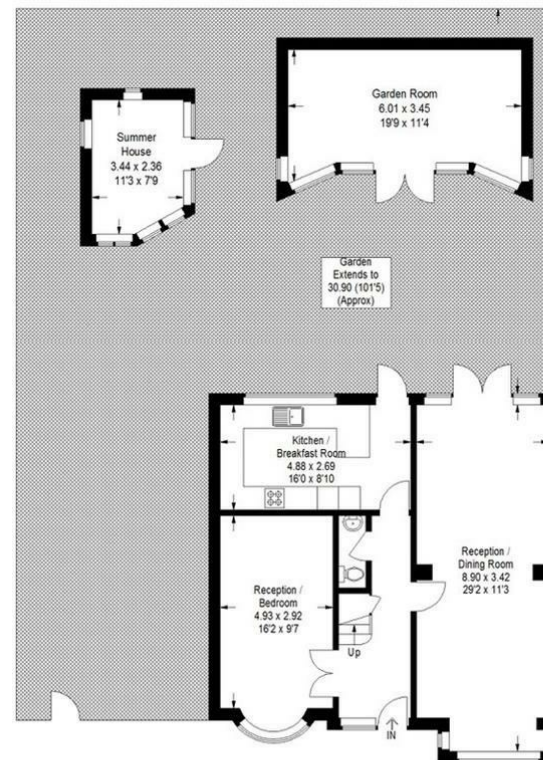
Approximate Gross Internal Area (Excluding Eaves)

114.4 sq m / 1231 sq ft

Garage = 13.4 sq m / 144 sq ft

Outbuildings = 26.2 sq m / 282 sq ft

Total = 154.0 sq m / 1657 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID:1177780)

EPC Rating: C

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