



Avondale Road, South Croydon CR2 6JB

welcome to

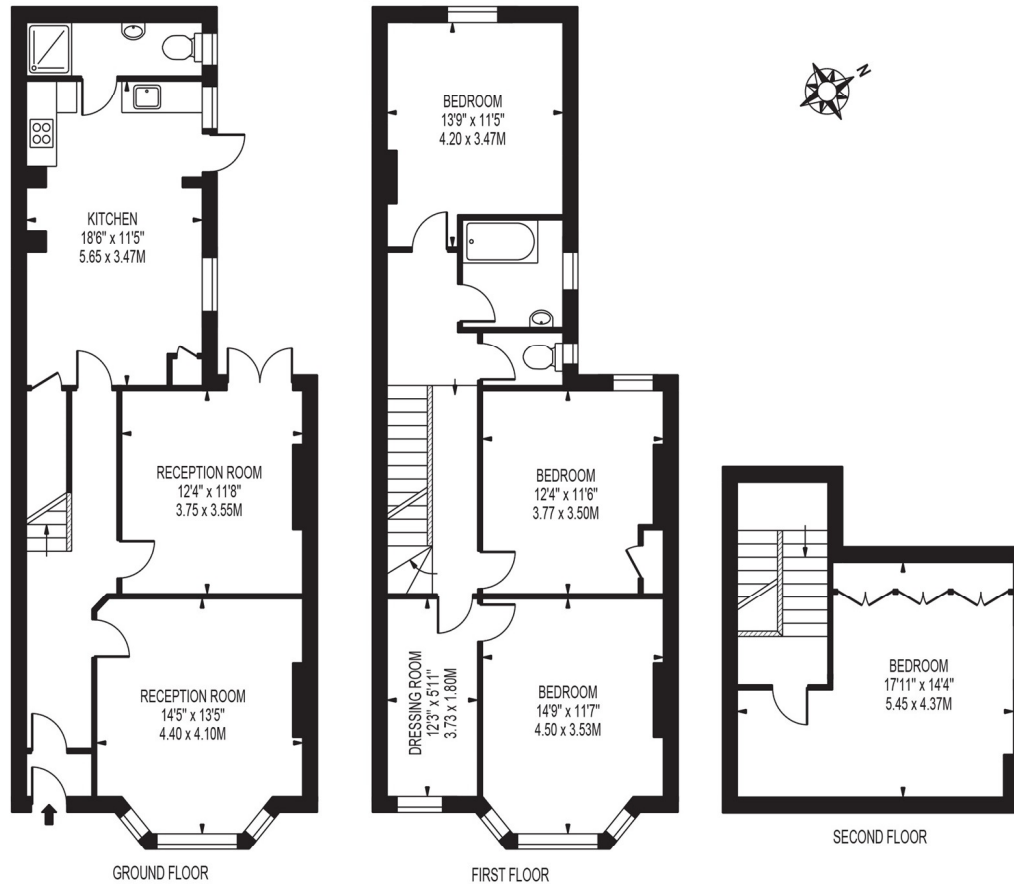
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AVONDALE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1744 SQ FT - 162.00 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

A lovely example of the 5 bed Victorian semidetached family house arranged over three levels and offered to the open market with no upward chain. The property resides in ever popular Avondale Road within close proximity of South Croydon station, bus routes and excellent schools from Whitgift, Cumnor, Harris Academy and many more. The property has been in the present family for over 40 years and now the reigns need to be passed to another family looking to enjoy the house and its locale like the family selling. The house comprises of front and rear garden and occupies the end position of the road adjacent to Marlborough Road offering great scope to extend if required. Garage to side, Hallway entrance leads to 2 reception rooms and large kitchen/diner and downstairs cloakroom. First floor has three double bedrooms with family bathroom and further two bedrooms on 2nd floor and will measure approx. 2000 sqft. Gas central heating, double glazing and in good decorative order, this property is the perfect vehicle for the growing family.

welcome to

Avondale Road, South Croydon

- 5 Bedrooms
- Close to excellent schools
- Close to stations
- Front and rear garden
- Good transport links

Tenure: Freehold EPC Rating: E

offers in excess of

£700,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SCS108776



Property Ref:
SCS108776 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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