



42 St. Augustines Avenue
South Croydon, CR2 6JJ

Guide Price £300,000



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Guide Price £300,000 - £325,000

Discover this bright and spacious first-floor apartment, ideally situated close to Purley Oaks and Sanderstead mainline stations, offering excellent transport links to Central London and beyond. Just moments from Brighton Road, you'll enjoy convenient access to regular bus services, local shops, cafes, and amenities, making everyday living a breeze.

This delightful property features two generously sized double bedrooms, perfect for creating a restful retreat or a home office space. The welcoming living room provides a comfortable area for relaxation and entertaining, while the modern kitchen is fully equipped with contemporary appliances and ample storage, making meal preparation a joy. The well-appointed family bathroom is designed with both style and functionality in mind.

The apartment is beautifully presented throughout, boasting period features that add character and charm, such as feature fireplaces, high ceilings, decorative ceiling roses, and a charming sash window that allows natural light to flood in. The property also benefits from off-road parking, a highly sought-after convenience in this popular location.

Ideal for professionals, small families, or anyone seeking a blend of contemporary living and classic elegance, this lovely home is ready to welcome its new owners. Don't miss the opportunity to make this charming apartment your own and enjoy the best of both modern amenities and timeless features.





Entrance Lobby

3'4" x 4'0" (1.03m x 1.24m)

Hallway

6'4" x 6'11" (1.94m x 2.12m)

Living Room

16'0" x 13'3" (4.88m x 4.06m)



Kitchen

8'10" x 11'5" (2.7m x 3.5m)

Bedroom

13'11" x 13'3" (4.25m x 4.06m)

Bedroom

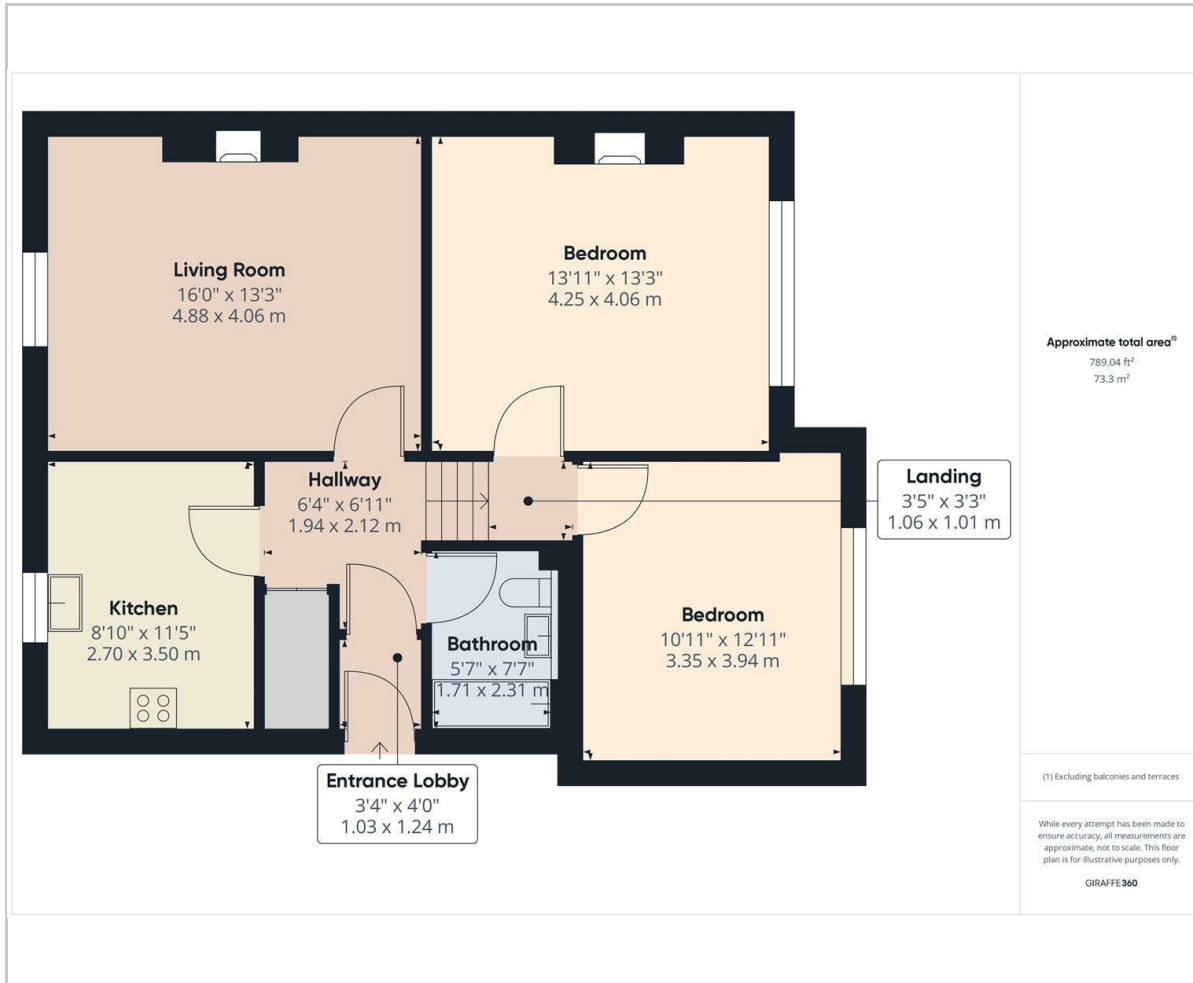
10'11" x 12'11" (3.35m x 3.94m)

Bathroom

5'7" x 7'6" (1.71m x 2.31m)



Floor Plan



Area Map



Viewing

Please contact our Coulsdon Sales Office on 0208 763 8878 if you wish to arrange a viewing appointment for this property or require further information.



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Energy Efficiency Graph

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	