



RAYNERS
TOWN & COUNTRY

**22 FAIRACRES, BARDOLPH AVENUE
CROYDON, SURREY, CR0 9JY**

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OFFERS IN EXCESS OF £400,000

A three bedroom terraced house offered to the market with no onward chain, this property presents an excellent opportunity for buyers seeking a well-proportioned home in a convenient location.

The ground floor features a spacious fitted kitchen with a range of wall and base units, providing ample storage and workspace. Adjacent is a generously sized lounge with direct access to the rear garden, creating a comfortable and sociable living space. A useful downstairs shower room with WC adds to the practicality of the layout.

Upstairs, there are three well-proportioned bedrooms along with a family bathroom, making this an ideal home for families or first-time buyers. One of the notable benefits of this property is the private parking space and rarely available garage to the front with an electric up and over door, an uncommon feature in Forestdale. To the rear, the level garden is mainly laid to lawn and offers a manageable outdoor space for relaxation or entertaining. The property is conveniently located close to tram and bus links, providing easy access to Croydon town centre and its mainline station, with fast connections into central London. Local shops are within easy reach in Forestdale, while nearby Selsdon offers a wider range of supermarkets, restaurants, and both state and independent schools.

This home combines practicality, location, and potential, and early viewing is recommended.







Tenure: Freehold **Local Authority: Tandridge Council**
Service charges: £50 PER MONTH

Council Tax Band: D **EPC Rating: C**

VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT

www.raynersproperties.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. R772

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