

FOLKLANDS



AVONDALE ROAD, SOUTH CROYDON

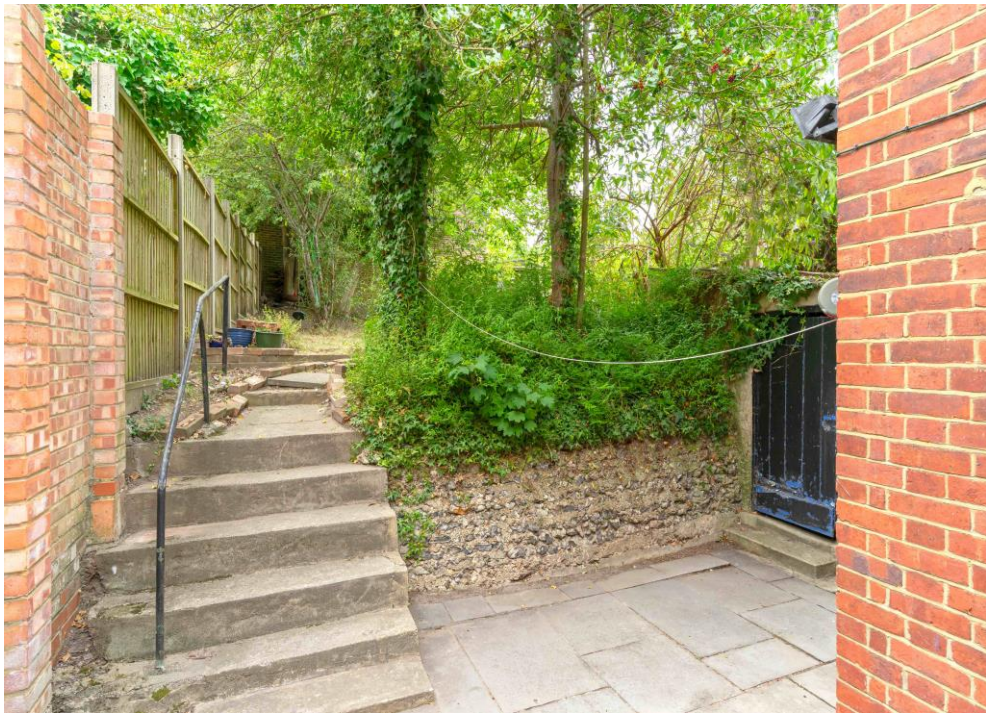
GUIDE PRICE £325,000













Avondale Road

Approximate Gross Internal Area

773 sq ft / 71.79 sq m

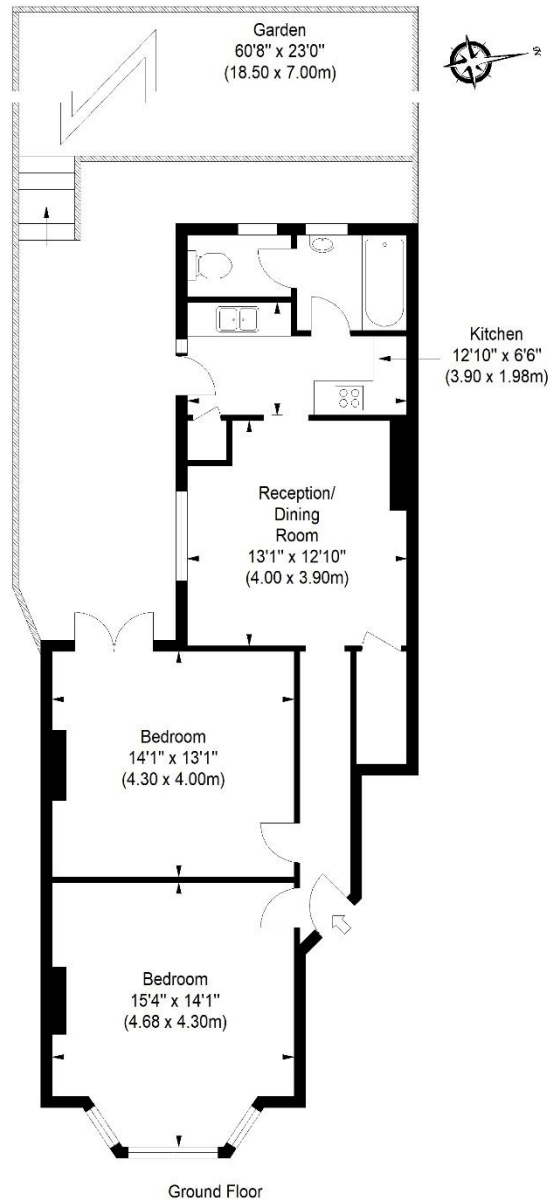


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ TWO DOUBLE BEDROOM GARDEN FLAT
- ❖ PERIOD CONVERSION
- ❖ WEST FACING PRIVATE REAR GARDEN WITH SIDE ACCESS
- ❖ FULLY DOUBLE GLAZED IN 2024
- ❖ 0.7 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ 0.5 MILES FROM SANDERSTEAD TRAIN STATION
- ❖ WELL PRESENTED THROUGHOUT
- ❖ NEW GAS BOILER IN 2024
- ❖ ULTRA LONG LEASE - HIGH CEILINGS
- ❖ EPC EER C



A well-presented two double bedroom ground floor period garden flat, situated within this popular residential road, conveniently located only 0.5 miles from both Purley Oaks and Sanderstead train stations (which collectively offer frequent services to central London & the South Coast) and 0.7 miles from South Croydon train station.

This bright & airy property enjoys good décor throughout, boasts high ceilings & large windows, has an ultra-long lease, and features a large west facing private rear garden with side access. With ownership of the front garden there is scope to create off-road parking (Subject to the usual permissions), and plenty of opportunity to extend this property to the rear (Subject to the usual permissions).

Additionally, all windows & doors were newly double glazed in 2024, and the gas boiler was also newly replaced in 2024. Favourably, the Leaseholders have gained the "Right to Manage" which affords them better control of the building and general maintenance. The accommodation comprises two large double bedrooms, ample under-stairs storage, a lounge/ dining room, a separate fitted kitchen with stylish units, hardwood work surfaces & underfloor heating, and a modern three-piece bathroom suite with thermostatic shower over bath. Externally the property enjoys a large stone patio and steps up to a Westerly facing lawn.

Furthermore, this property sits moments from the open green spaces of Haling Grove Park, is a short walk from a range of local convenience stores and is within half a mile from numerous primary & secondary schools including the renowned Whitgift Independent school for boys. In our opinion this property would make an excellent home.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		