



**48 Kingswood Avenue**  
South Croydon, CR2 9DQ

**Guide Price £140,000**



## 48 Kingswood Avenue

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Positioned just moments from Hamsey Green's local shops and amenities, this two bedroom purpose built flat offers an excellent opportunity for buyers looking to create a home to their own taste. Offered to the market with no onward chain, the property presents clear potential to add value through modernisation.

The layout is well balanced, with a bright living space opening onto a private balcony, ideal for a morning coffee or some fresh air at the end of the day. A separate kitchen provides a defined cooking space, with scope to redesign and update to suit modern living. The accommodation includes a main bedroom alongside a second bedroom, which could suit a guest room, home office or additional storage space depending on your needs. The property also benefits from a garage, adding valuable storage or secure parking.

Conveniently set within reach of everyday essentials, Hamsey Green offers a range of local shops close by, making day to day living easy. There are also several open green spaces nearby, ideal for walking or unwinding. The 403 bus route runs close by, providing regular connections to Warlingham, Sanderstead and Central Croydon, making it a practical option for commuting and getting around the area.

Please note the property is offered with a remaining lease term of approximately 41 years. As a result, it is likely to be best suited to cash purchasers or those exploring specialist lending options, and offers strong potential for buyers looking to enhance and add value.





Hallway  
2'9" x 9'0" (0.85m x 2.76m )

Kitchen  
9'11" x 5'10" (3.03m x 1.78m)

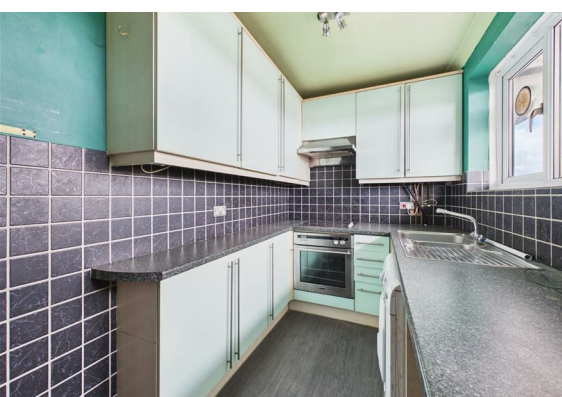
Living Room  
12'0" x 13'2" (3.67m x 4.03m)

Bedroom  
9'4" x 13'3" (2.87m x 4.05m)

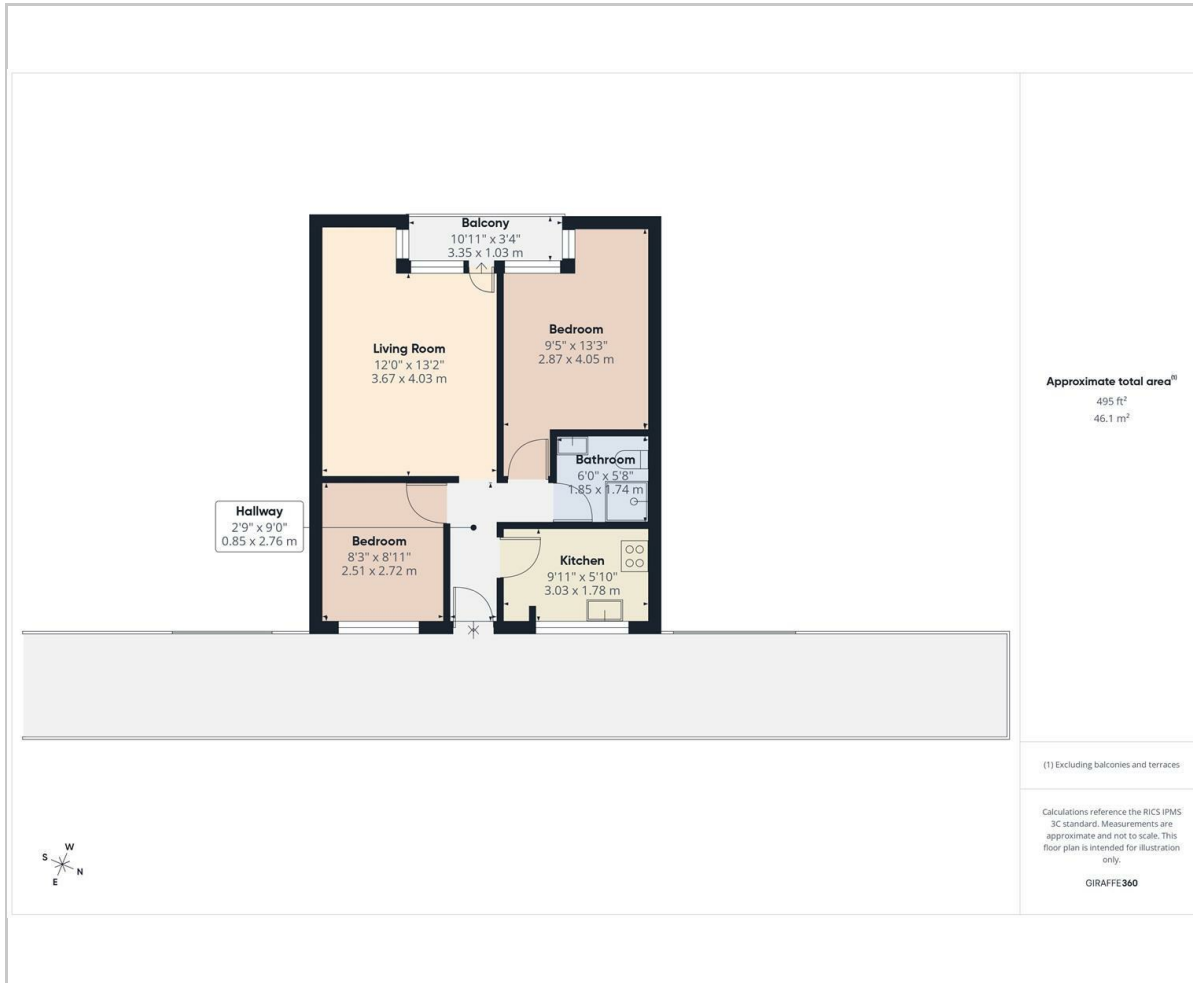
Bedroom  
8'2" x 8'11" (2.51m x 2.72m)

Bathroom  
6'0" x 5'8" (1.85m x 1.74m)

Balcony  
10'11" x 3'4" (3.35m x 1.03m)



## 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

