



10 Victoria Avenue, South Croydon, Surrey, CR2 0QP

Pollard Machin

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Surrey
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Offers in Excess of £600,000

Description

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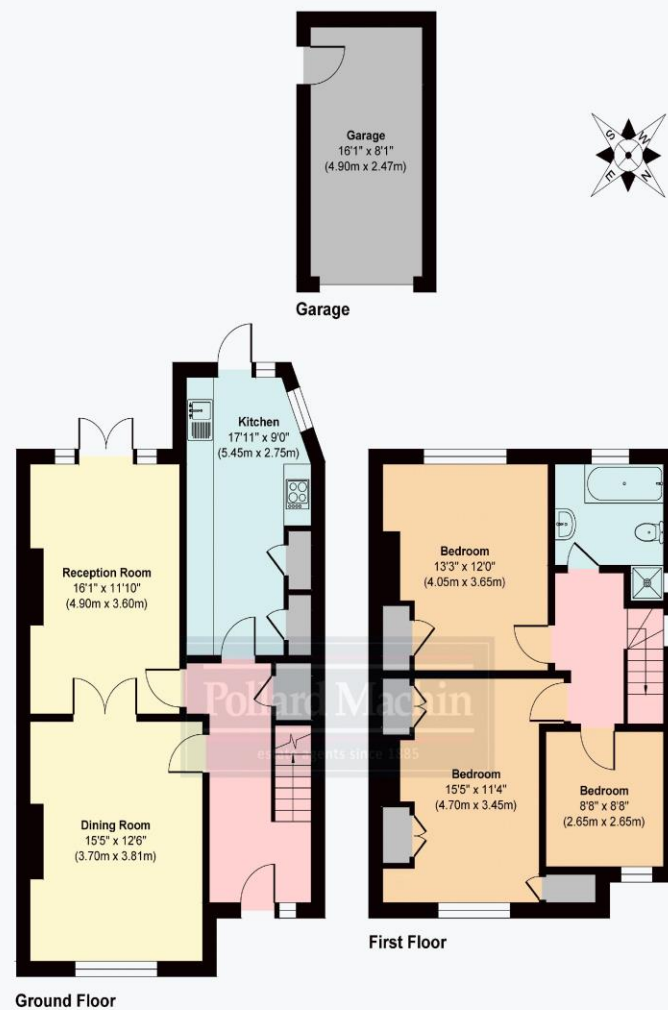
An attractive three-bedroom semi-detached family home, situated in a highly sought-after residential road, conveniently located within easy reach of both Purley Oaks and Sanderstead stations, making it an ideal choice for commuters. EPC Rating D. Council Tax Band E.

This charming home offers spacious, light-filled accommodation throughout, combining character features with excellent potential for future enhancement. The welcoming dining room measures an impressive 15'5" x 12'6" and features attractive wood flooring and double, glazed doors opening into the generous 16'1" x 11'10" living room. A feature fireplace creates a cosy focal point, while double-glazed patio doors lead directly onto the delightful south-westerly facing rear garden, allowing natural light to flood the living space. The rooms are perfect for either using separately or opening to one large space especially useful when entertaining. The well-proportioned kitchen extends to approximately 17'11", providing ample workspace and storage with scope to create a stunning family kitchen if desired. Upstairs, there are two generous double bedrooms with fitted wardrobes, together with a well-sized third bedroom measuring approximately 8'8" square. The family bathroom has a separate shower cubicle and as a roll-top bath, offering both practicality and character.

Outside, the property benefits from a garage and a superb rear garden extending to approximately 95 feet, enjoying a sunny south-westerly aspect – perfect for outdoor entertaining, family living and keen gardeners alike. Offering excellent potential to extend and further improve, subject to the necessary planning permissions and consents, this is a wonderful opportunity to create a forever family home in one of the area's most desirable roads. With its attractive presentation, generous accommodation, beautiful garden and superb location close to excellent transport links, local amenities and well-regarded schools, this is a property that must be viewed to be fully appreciated. There is potential to create off street parking as there is already a drop kerb in place for shared access to driveway.

Victoria Avenue is a tree-lined road situated within easy reach of Purley Oaks and Sanderstead rail stations. Bus services provide access into Croydon, Selsdon and Purley as well as Sanderstead with their ranges of shops, bars and many restaurants. A choice of tennis, golf and cricket clubs can be found locally Sanderstead Lawn Tennis Club in nearby Penwortham Road, together with churches and a good selection of both private and state schools.





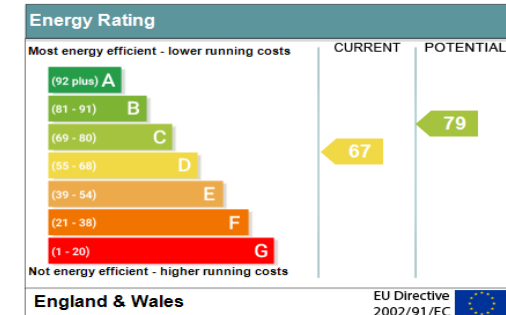
Victoria Av. Croydon, CR0

Approx. Gross Internal Area 1,228 sq. ft / 114.08 sq. meters

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning Fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.

Plan produced by AR Net Media-www.arnetmedia.uk

Address: 10 Victoria Avenue, SOUTH CROYDON, CR2 0QP
RRN: 0836-2023-9600-0709-5276



The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.

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