



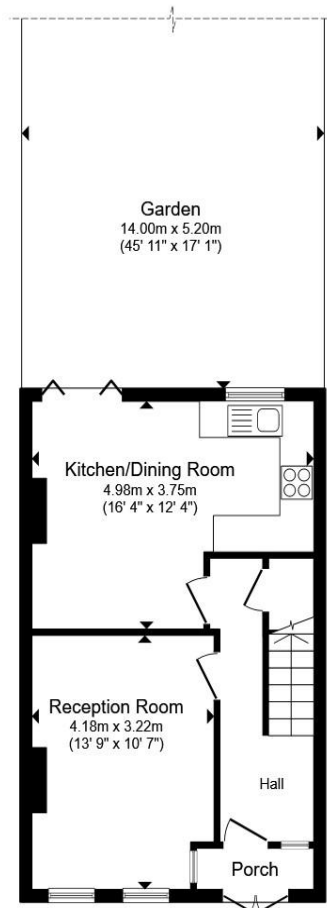
**Alfriston Avenue, Croydon CR0 3DD**

welcome to

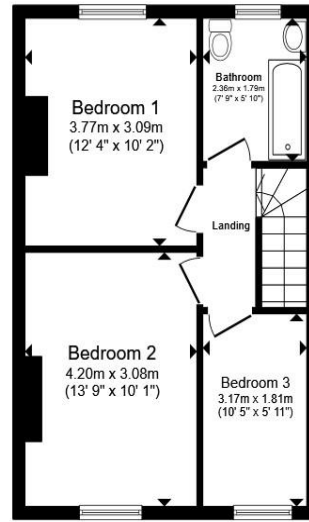
## Alfriston Avenue, Croydon

A well-proportioned three-bedroom terraced home offering excellent potential, positioned in a popular residential location in Croydon. The property is offered with no onward chain and is located in a quiet residential area of Croydon, benefitting from excellent transport links and convenient access to shops and amenities. Internally, the property is entered via a porch leading into a spacious entrance hall. To the front of the house is a bright and welcoming reception room with a large window allowing plenty of natural light. To the rear, there is a generous kitchen/dining room which offers ample storage and workspace and direct access to the rear garden. The first floor comprises two well-proportioned double bedrooms, a further single bedroom and a family bathroom. The property also offers excellent storage throughout, including a large under-stairs cupboard, loft access and an external garage. Outside, the rear garden measures approximately 45ft and is mainly laid to lawn with fenced boundaries, offering excellent potential for landscaping or extension, subject to the usual planning permissions. There is also access to a rear alleyway via gated entrances. Therapia Lane tram stop is approximately a two minute walk away, providing quick and convenient connections to Mitcham Junction (around 4 minutes), West Croydon (approximately 11 minutes) and both Wimbledon and East Croydon in around 15 minutes. These stations offer fast and frequent services into Central London and beyond. A number of local bus routes are also nearby, including the 264 service to Tooting in under 30 minutes. Residents also benefit from easy access to a wide range of shopping and leisure facilities, including Ikea, Valley Park Retail Park, Purley Way Colonnades and several major supermarkets. Nearby green spaces include the National Trust's Morden Hall Park, Wandle Park, Mitcham Common and Canterbury Park.





**Ground Floor**



**First Floor**



Total floor area 80.0 m<sup>2</sup> (861 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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## Alfriston Avenue, Croydon

- Three-bedroom
- Terraced house
- Separate front reception
- Approx 45ft private rear garden
- Excellent scope to modernise (STPP)
- Convenient location for transport links

Tenure: Freehold EPC Rating: Awaiting  
Council Tax Band: D

offers in excess of  
**£375,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/THH114818](https://www.barnardmarcus.co.uk/Property/THH114818)



Property Ref:  
THH114818 - 0004

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