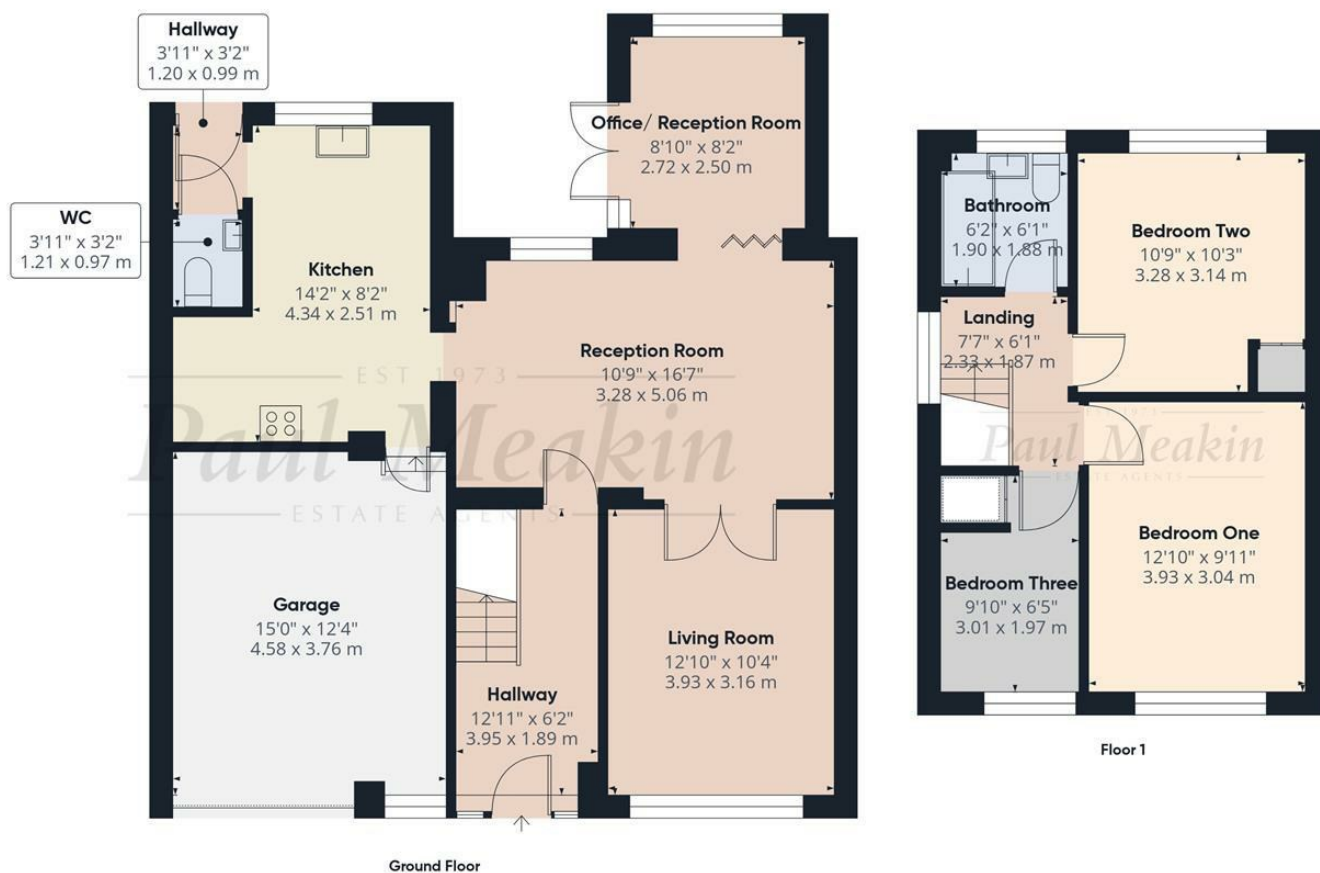




Approximate total area⁽¹⁾
1186 ft²
110.2 m²

Offers In Excess Of £525,000 Greville Avenue, South Croydon, CR2 8NL



A well-presented and extended three-bedroom semi-detached family home, quietly positioned within a popular cul-de-sac, offering spacious and versatile accommodation throughout.

The ground floor features a bright and welcoming entrance hall leading to three separate reception areas, providing excellent flexibility for modern family living, working from home or entertaining. The kitchen is well-proportioned and complemented by a convenient downstairs cloakroom. The property is approached via its own driveway, which leads to a larger-than-average single garage with utility area within.

Upstairs, there are three bedrooms along with a family bathroom, all arranged off a central landing.

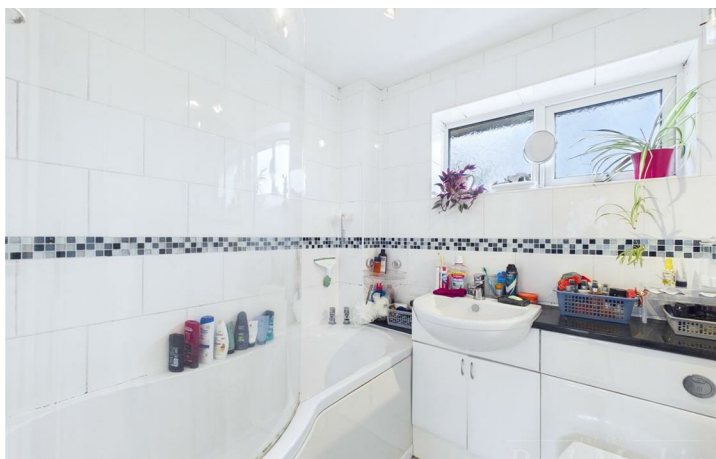
Externally, the property benefits from a secluded rear garden with a decked area, ideal for outdoor dining and relaxation.

The location is particularly convenient, with easy access to a range of local amenities and excellent transport links, including frequent bus services into Croydon town centre and mainline stations offering fast connections into London. Selsdon High Street is within walking distance, providing a variety of shops, supermarkets and restaurants. The area is also well served by both state and independent schools, with nearby parks and woodland walks adding to the appeal.



TAX BAND: E

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



Entrance Hall
Living Room
12'10 x 10'4 (3.91m x 3.15m)
Reception Room
10'9 x 16'7 (3.28m x 5.05m)
Kitchen
14'2 x 8'2 (4.32m x 2.49m)
W.C
Office/ Reception Room
8'10 x 8'2 (2.69m x 2.49m)
Landing
Bedroom One
12'10 x 9'11 (3.91m x 3.02m)
Bedroom Two
10'9 x 10'3 (3.28m x 3.12m)
Bedroom Three
9'10 x 6'5 (3.00m x 1.96m)
Bathroom
Garden
Garage
15'0 x 12'4 (4.57m x 3.76m)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	84

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	64

