

SOLD STC



Croham Park Avenue, South Croydon

2 Bedrooms, 1 Bathroom, First Floor Flat

Asking Price Of £430,000

MARTIN&CO



Nestled on a prestigious road in a sought-after area of South Croydon, this beautifully maintained first floor conversion flat offers an impressive 965 square feet of large, light living space. Occupying part of a distinguished detached period residence, this home superbly blends classic charm with modern touches.

- Spacious First Floor Flat
- 16' Reception Room
- Two Proper Double Bedrooms
- Classic 'Shaker' Kitchen
- Super-Smart Bathroom/WC
- Large Private Garden
- Share of Freehold

Step inside to discover a generous 16-foot living room, presenting an inviting oasis for entertaining guests or enjoying quiet evenings in. The flat features two spacious double bedrooms – ideal for sharers or anyone needing a flexible extra room. At the heart of the home, the stylish classic shaker kitchen, complete with breakfast bar, combines utility and understated elegance, perfect for morning routines or casual dining.

The interior is accented by neutral décor, enhancing the sense of space and natural light throughout. The smart bathroom showcases modern finishes, offering both a sumptuous freestanding bath and a separate shower enclosure for the ultimate in relaxation and convenience.

A standout feature of this property is its very own private garden at the rear, providing a tranquil spot for al fresco dining or weekend gardening.

South Croydon's allure lies not only in its characterful homes but also its access to green spaces and superb transport links. Enjoy leisurely strolls through nearby Lloyd Park or the scenic woodland trails at Croham Hurst. Commuting is a breeze, with trams just five

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



minutes away and regular bus services ready to swift you into the heart of Croydon. South Croydon's vibrant selection of shops, restaurants, and amenities – including the popular commuter station - are also only a short distance away.

Presented in very good condition and offering an enviable blend of period grandeur and modern convenience, this first floor flat will make an ideal home for those seeking space, style, and connectivity.

Contact Martin & Co Croydon today to arrange your viewing and discover all this exceptional property has to offer.



**Approximate Gross Internal Area 965 sq ft - 90 sq m
(Excluding Outbuilding)**

Ground Floor Area 965 sq ft - 90 sq m

Outbuilding Area 14 sq ft - 1 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Martin & Co Croydon

145 Brighton Road • • South Croydon • CR2 6EF
T: 0208 688 8565 • E: croydon@martinco.com

0208 688 8565

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / Laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

