



St. Augustines Avenue, South Croydon,  
CR2

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# Key Features

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- New roof installed in 2021
- South-facing garden – sunny, low-maintenance and great for entertaining
- Three double bedrooms – generous space across all floors
- Separate utility room – practical and ideal for family living
- Stylish four-piece bathroom with freestanding bath and walk-in shower
- 0.3 miles to Purley Oaks Station & 0.4 Miles to Sanderstead Station – fast London links
- Period features – bay windows, fireplaces, sash-style frames
- Open-plan layout – perfect for modern day-to-day living
- Highly regarded local schools and parks all within



*A beautifully presented three-bedroom period home with south-facing garden, separate utility room, approx 1,403 sq ft of stylish living space, just 0.3 miles from Purley Oaks & Sanderstead Station and close to schools, parks, cafés and restaurants.*





•Guide Price £500,000 - £550,000•

Stylish Three-Bedroom Period Home on St. Augustine's Avenue –  
Where Character Meets Everyday Convenience in CR2

Set on the tree-lined St. Augustine's Avenue in ever-popular South Croydon, this elegant three-bedroom semi-detached home offers the perfect blend of period charm and modern practicality – all wrapped up in a location that makes commuting, schooling and weekend living refreshingly simple.

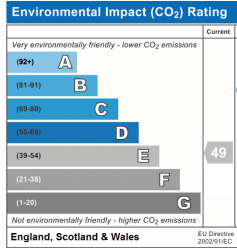
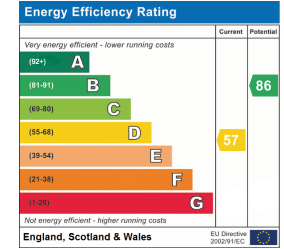
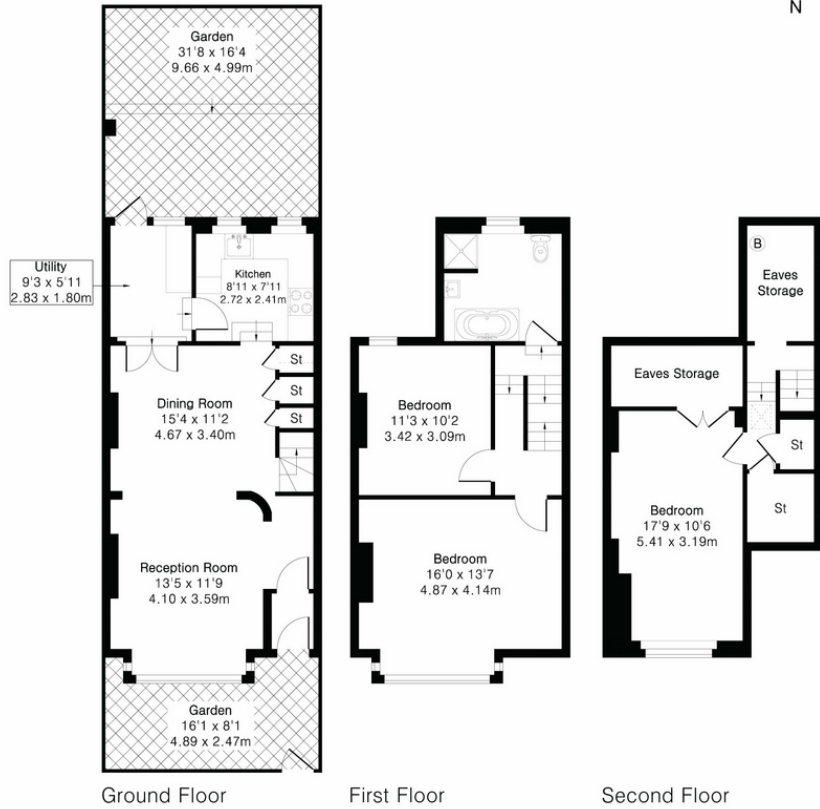
From the moment you step inside, the home feels calm, spacious and welcoming. Natural light flows through the classic bay-fronted living space, which opens seamlessly into a generous dining area and kitchen – an ideal layout for entertaining or simply catching up with family after a busy day. Characterful touches like high ceilings, sash-style windows, and original fireplaces blend beautifully with contemporary finishes and thoughtful updates.

The heart of the home lies in its well-designed kitchen and separate utility space. Stylish yet functional, it offers excellent worktop space, plenty of storage, and convenient access to the garden via the utility – perfect for muddy boots, pets or a quick coffee in the sunshine.

The south-facing garden is wonderfully low maintenance and cleverly designed to make the most of its aspect – with a paved patio, artificial lawn, and handy storage shed, it's an inviting spot for both play and relaxation, all year round.



Approximate Gross Internal Area 1403 sq ft - 130 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.



Tenure Type: Freehold  
 Council Tax Band: E  
 Council Authority: Croydon

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