



12 Ashburton Avenue, Croydon, CR0 7JE



£725,000

**Cromwells**  
ESTATE AGENTS



# 12 Ashburton Avenue, Croydon, CR0 7JE

Welcome to this stunning refurbished family home located on the desirable Ashburton Avenue in Croydon. This impressive property boasts an expansive 1,865 square feet of living space, thoughtfully designed to cater to modern family life. With five spacious bedrooms and two luxury bathrooms, including a convenient downstairs WC, this home is perfect for families seeking comfort and style.

As you enter, you will be greeted by two inviting reception rooms that provide ample space for relaxation and entertainment. The heart of the home features a contemporary open-plan living area, enhanced by bifold doors that seamlessly connect the indoors with the rear garden, creating an ideal setting for gatherings and outdoor enjoyment.

This turnkey property is ready for you to move straight in, with no onward chain, allowing for a smooth transition into your new home. The location is particularly appealing, situated on a sought-after road close to various open spaces such as Lloyd Park and Addiscombe Recreation Ground.

Families will appreciate the proximity to well-regarded schools, including Coloma and Trinity, ensuring quality education options for children. Additionally, the area is well-served by a variety of shops and amenities, making daily life convenient. Excellent transport links, including the nearby Addiscombe tram stop and various bus routes, provide easy access to the wider Croydon area and beyond.

Don't miss the opportunity to make this exceptional house your new home.

## Accommodation

Sheltered entrance, composite front door into...

## Entrance Hall

Under stairs storage cupboard, tiled flooring.

## Living Room

Double glazed UPVC windows to front aspect, grey laminate flooring with underfloor heating.

## Open plan Kitchen Dining and Family Room

Tiled flooring with marble effect and under floor heating, two skylights, double glazed bifold doors opening out to garden.

Utility area with integrated washing machine, built-in storage and worktop.

## Kitchen

Range of modern navy fitted kitchen units and drawers, laminate worktop, inlaid sink with bronze mixer tap, integrated oven and grill, electric hob and extractor hood above, integrated fridge freezer and dishwasher, kitchen island with Quartz worktop, double glazed window to rear aspect.

## Downstairs WC

Wall mounted vanity wash hand basin with chrome mixer tap and storage below, tiled flooring, WC.

## Stairs to 1st floor landing

Grey laminate flooring.

## Bedroom One

Double glazed windows to front aspect, modern vertical radiator, grey laminate flooring.

## Bedroom Two

Double glazed window to rear aspect, radiator, grey laminate flooring.

## Bedroom Three

Double glazed bay window to front aspect, radiator, grey laminate flooring.

## Bathroom

Walking in shower cubicle, thermostatic shower with rain, showerhead and hand shower attachment, vanity wash hand basin with chrome mixer tap and storage below, enclosed WC, extractor fan, tiled walls and flooring, double glazed obscure window to rear aspect.

## Stairs to 2nd floor landing

## Bedroom Four

Radiator, built-in eaves storage, grey laminate flooring, Velux windows.

## Bedroom Five

Radiator, grey laminate flooring, double glazed window to rear aspect.

## Bathroom

Three-piece suite comprising bath with shower screen, thermostatic shower with hand shower attachment, vanity wash hand basin with mixer tap and storage below, WC, tiled walls and flooring, double glazed obscure window to rear aspect.

## Outside

Block paved to the front.

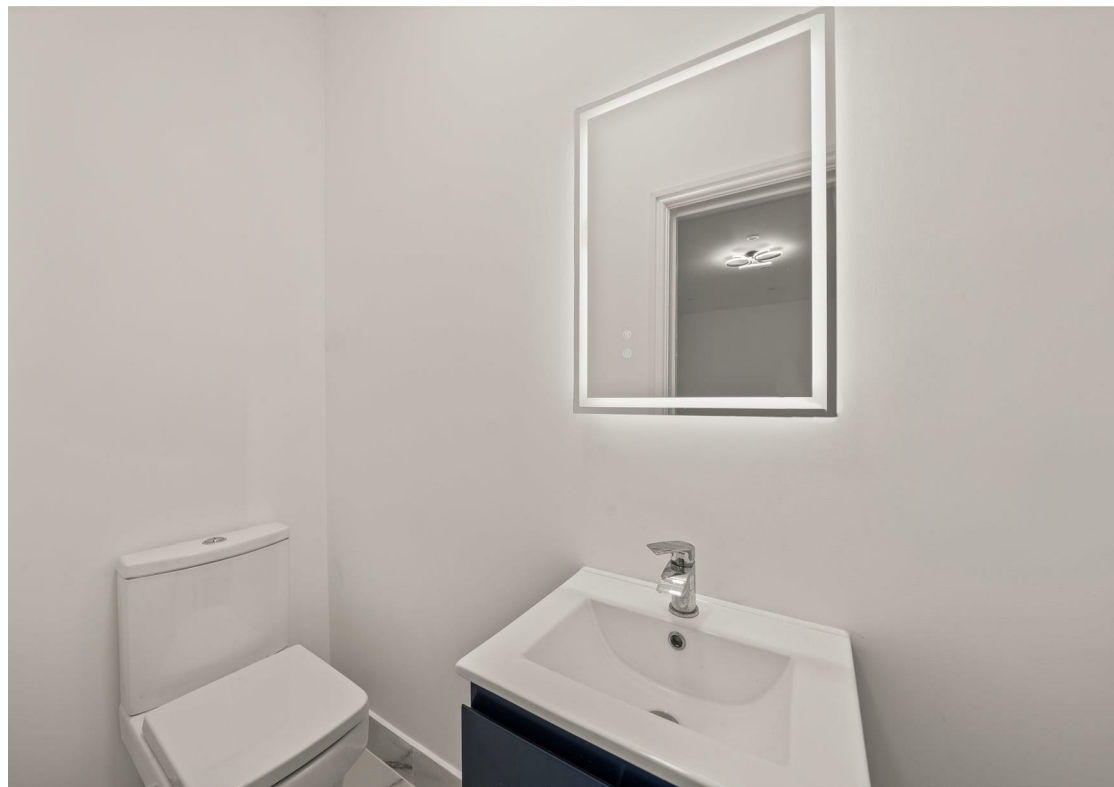
## Rear Garden

Paved patio area, lawn section.

## BUYER'S INFORMATION

Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete









## Floor Plan



## Viewing

Please contact our Cromwells Office on 0208 647 4422 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

