

**Broad Green Avenue, Croydon, CR0**

**3 Bedroom House For Sale**

**Offers In The Region Of £475,000**





**\* CHAIN FREE \***

Three-Bedroom Newly Decorated Semi-Detached Home with Garage – Sought-After Location in Croydon

We are delighted to present this spacious three-bedroom semi-detached home, ideally situated on a highly sought-after residential road in Croydon. The property has been newly decorated and carpeted throughout, offering an excellent opportunity for buyers seeking a move-in-ready home with scope to personalise.

**Key Features:**



- Newly decorated throughout
- Newly carpeted throughout
- Generously sized reception room
- Recently installed modern kitchen with walk in larder
- Three well-proportioned bedrooms
- Contemporary white bathroom suite
- Loft access, airing cupboard & hot water tank
- Garage to the rear of the garden
- Gas central heating with a new boiler installed in 2023

Externally, the property benefits from mature front and rear gardens with convenient side access. A particular highlight is the garage located at the rear of the garden, accessed via Bensham Lane through a garage door or separate garden gate. The garage also features an inspection pit, ideal for car enthusiasts or additional storage.



The existing garage offers flexibility for a variety of uses and, subject to the necessary consents, could be removed to create off-street parking or a home office/studio. With parking at a premium locally, this represents a valuable opportunity. Many neighbouring properties have also converted their front gardens to provide driveway parking (subject to the usual consents), which may present a further option.

**Additional Highlights:**

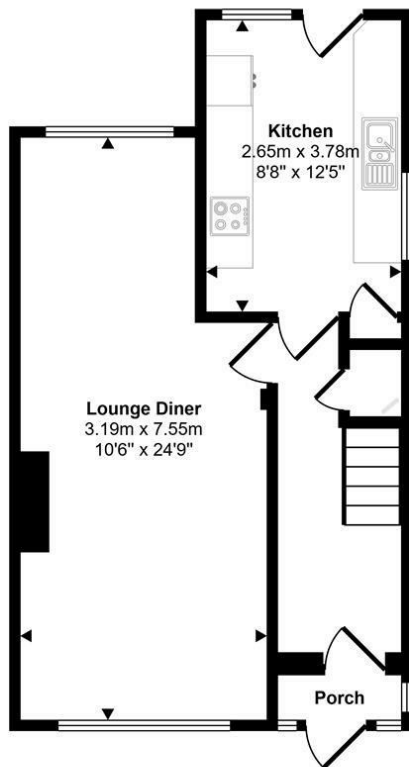
- Chain free
- Freehold tenure
- EPC Rating: E
- Council Tax Band: D

The location offers excellent transport links, with West Croydon Station providing direct services into London Victoria and London Bridge. The property is also within easy reach of the vibrant amenities, shops, and restaurants of Central Croydon.

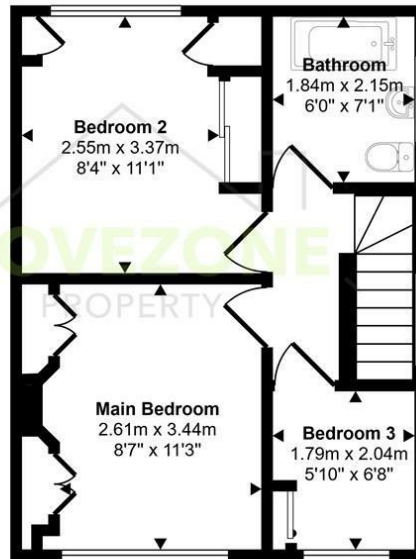




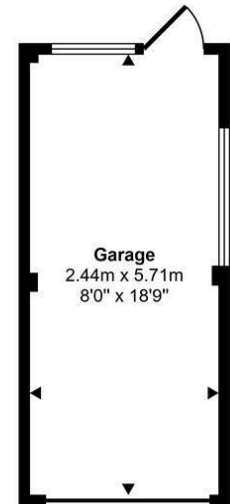
Approx Gross Internal Area  
90 sq m / 973 sq ft



**Ground Floor**  
Approx 42 sq m / 449 sq ft



**First Floor**  
Approx 35 sq m / 373 sq ft



**Garage**  
Approx 14 sq m / 150 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>47</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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