



4 Bedrooms | 1 Bathrooms | 2 Reception Rooms

Waddon Park Avenue | Croydon | CR0 4LX

£575,000

LOFT

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- Spacious detached home with garage
- Large kitchen with cloakroom and downstairs WC
- Welcoming entrance hall and bright conservatory
- An abundance of character throughout with scope to improve and put your own stamp on
- Great-size rooms throughout with separate lounge and dining room
- Extensive rear garden, set on a level plot
- Four bedrooms to the first floor, larger than average in size
- Stones throw from Waddon train station and row of shops

Ground Floor

Entrance Hall

Reception Room

15'7 x 11'0 (4.75m x 3.35m)

Dining Room

14'3 x 12'2 (4.34m x 3.71m)

Kitchen

12'2 x 10'1 (3.71m x 3.07m)

Cloakroom and WC

4'4 x 4'0 (1.32m x 1.22m)

Conservatory

11'5 x 5'9 (3.48m x 1.75m)

First Floor

Landing

Bedroom

12'0 x 10'0 (3.66m x 3.05m)

Bedroom

14'4 x 11'1 (4.37m x 3.38m)

Bedroom

12'5 x 12'2 (3.78m x 3.71m)

Bedroom

11'7 x 8'8 (3.53m x 2.64m)

Bathroom

Separate WC

Cellar

Cellar Room

12'8 x 10'4 (3.86m x 3.15m)

Cellar Room

10'4 x 9'3 (3.15m x 2.82m)

Outside

Rear Garden

78'5 x 33'9 (23.90m x 10.29m)

Garage

13'9 x 8'3 (4.19m x 2.51m)



Waddon Park Avenue, CR0

Approximate Gross Internal Area
151.7 sq m / 1633 sq ft
Garage = 11.5 sq m / 124 sq ft
Total = 163.2 sq m / 1757 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID129841)

EPC Rating: E

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