

**12 Vauxhall Gardens**  
South Croydon, CR2 6JR

Guide Price £425,000



## 12 Vauxhall Gardens

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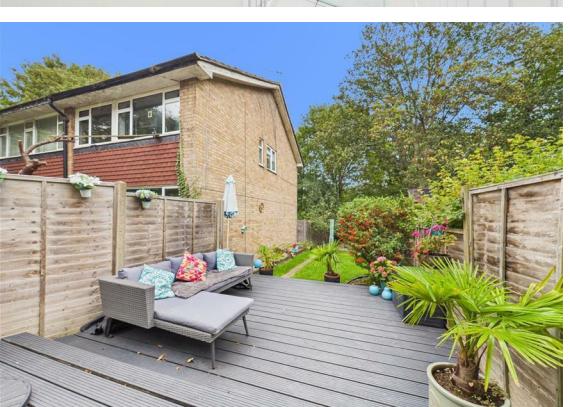
Tucked away in a popular cul de sac in South Croydon, this two bedroom end of terrace home is beautifully presented and ready to move into.

A welcoming porch leads into the entrance hall, giving access to a modern kitchen positioned at the front of the property. The spacious open plan living and dining room sits to the rear and provides a bright, comfortable space for both relaxing and entertaining, with doors opening out onto the garden.

Upstairs, there are two generous double bedrooms along with a family bathroom. Outside, the property enjoys a larger than average garden for the road, featuring a decked area for outdoor dining, a lawned space for children or pets, and rear access leading to a private garage.

Set in a well regarded residential location within easy reach of local amenities, transport links and schools, this is a home that offers both comfort and convenience, making it an excellent choice for first time buyers and downsizers alike. The vendors have also found their onward purchase, making this an ideal opportunity for anyone looking to move smoothly.





**Porch**  
2'0" x 5'0" (0.62m x 1.53m)

**Entrance Hall**  
12'8" x 5'6" (3.87m x 1.7m)

**Living Room**  
19'3" x 13'10" (5.87m x 4.24m)

**Kitchen**  
10'5" x 8'2" (3.2m x 2.49m)

**Landing**  
8'0" x 3'6" (2.45m x 1.09m)

**Bedroom**  
9'10" x 13'10" (3.02m x 4.23m)

**Bedroom**  
9'3" x 13'10" (2.84m x 4.22m)

**WC**  
2'8" x 6'11" (0.83m x 2.13m)

**Bathroom**  
5'1" x 7'6" (1.57m x 2.31m)

**Garage**  
8'3" x 17'1" (2.53m x 5.23m)

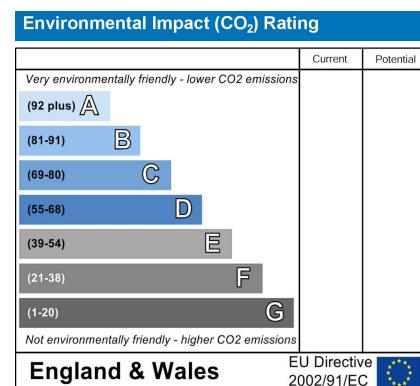
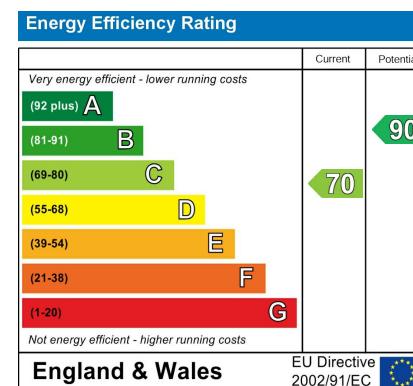
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Coulsdon Sales Office on 0208 763 8878 if you wish to arrange a viewing appointment for this property or require further information.



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