

Approximate total area⁽¹⁾
 1022 ft²
 95.1 m²

Reduced headroom
 1 ft²
 0.1 m²

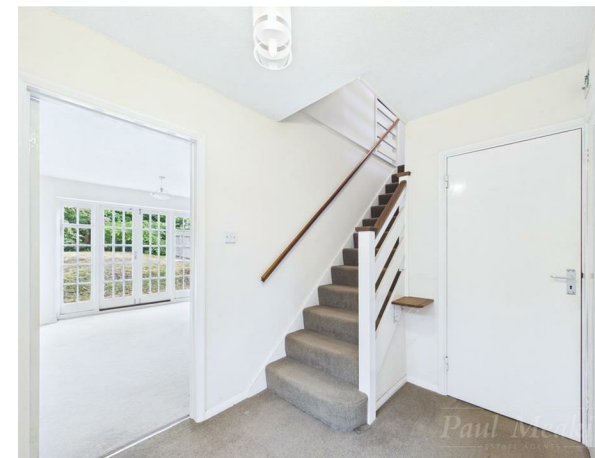
(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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EST 1973
Paul Meakin £525,000 Victoria Avenue, South Croydon, CR2 0QP
 ESTATE AGENTS



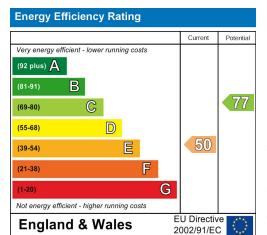
Price Range £525,000 - £550,000. This three-bedroom semi-detached family home on Victoria Avenue presents an exciting opportunity for buyers looking to create their dream home. Requiring modernisation throughout, the property offers generous accommodation, excellent potential and is available with no onward chain.

The ground floor features a spacious reception room with patio doors opening onto the rear garden, providing plenty of natural light and direct access to the outside space. The garden itself requires landscaping but offers excellent scope to create a wonderful family-friendly outdoor area. The property also benefits from a fitted kitchen and an integrated garage.

Upstairs, there are three well-proportioned bedrooms, a family bathroom and a separate WC.

Ideally positioned for commuters, the property is within easy reach of both Purley Oaks train station (9 min walk 0.4 miles) and Sanderstead train station (13 min walk 0.6 miles) while a selection of highly regarded local schools are also nearby, making it an ideal choice for families.

Offering fantastic potential to modernise and add value, this is a rare opportunity to acquire a home that can be transformed into a superb long-term family residence.



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|---|---|--------|
| Entrance Hall 8'1" x 6'6" (2.48 x 2.00) | Bedroom One 8'9" x 13'2" (2.67 x 4.02) | Garden |
| Reception Room 17'6" x 13'0" (5.34 x 3.98) | Bedroom Two 8'9" x 13'1" (2.67 x 4.00) | |
| Kitchen 8'2" x 9'5" (2.51 x 2.88) | Bedroom Three 8'5" x 10'0" (2.58 x 3.07) | |
| Garage 9'0" x 20'5" (2.76 x 6.23) | WC 2'7" x 6'3" (0.81 x 1.92) | |
| Landing 8'5" x 12'10" (2.57 x 3.92) | Bathroom 5'6" x 5'6" (1.68 x 1.68) | |

TAX BAND: E

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

- CHAIN FREE Three bedroom family home
- Fantastic renovation opportunity
- Modernisation required throughout
- Large reception room with patio doors
- Kitchen with scope to improve
- Integrated garage
- Near excellent local schools
- Walking distance to Purley Oaks and Sanderstead Train stations

