



**Aurelia Road
Croydon, CR0 3BF**

Guide Price £400,000

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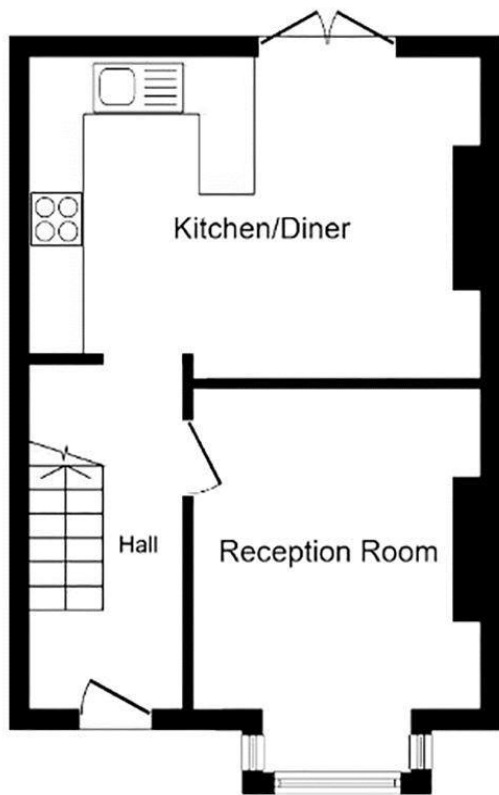


MAIN FEATURES:

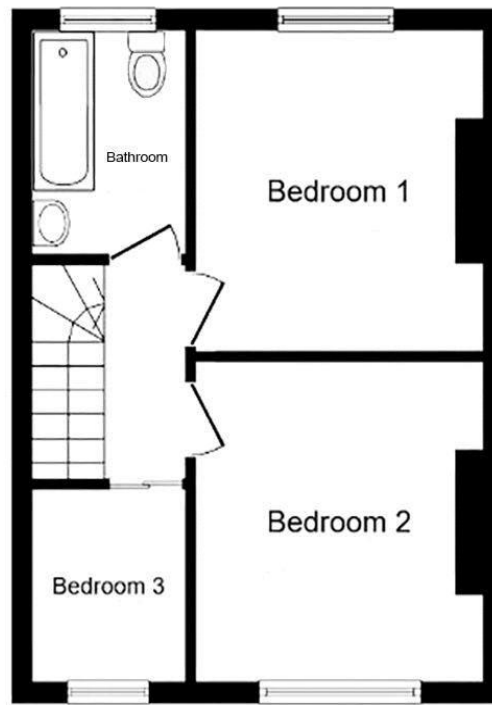
- **Spacious Mid Terrace House**
- **Good Size Kitchen/Diner**
- **Lounge**
- **Three Bedrooms & Family Bathroom/WC**
- **Rear Garden**

Offered to the market with no onward chain, this three-bedroom mid-terrace home on Aurelia Road provides an excellent opportunity for first-time buyers, growing families or investors looking for a property they can make their own. The accommodation comprises a bright and welcoming lounge, a spacious kitchen/diner ideal for family meals and entertaining, three well-proportioned bedrooms, and a family bathroom/WC. Outside, the property benefits from a generous rear garden, offering plenty of space for children to play, outdoor dining or future landscaping. Having been freshly painted, the home is ready for its new owners to add their own style and personal touch.

Aurelia Road enjoys a convenient location within the London Borough of Croydon, with a range of local shops, supermarkets, schools and everyday amenities close by. Excellent transport links, including nearby bus routes and easy access to West Croydon and East Croydon stations, provide fast connections into Central London, making it ideal for commuters. Residents can also enjoy nearby parks, leisure facilities and the wide selection of restaurants, cafés and shopping available in Croydon town centre. Combining generous accommodation, a good-sized garden and an excellent location, this chain-free home represents a fantastic opportunity not to be missed.



Ground Floor



First Floor

This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Viewings: By appointment.

For further information contact us:

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We're Open:

8am – 8pm 7 days a week

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