



4 Bedrooms | 1 Bathrooms | 2 Reception Rooms

Waddon Park Avenue | Croydon | CR0 4LX

£600,000

LOFT

Waddon Park Avenue |
Croydon | CR0 4LX
£600,000

- 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



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



Ground Floor
First Floor
Legend: [Symbol] Reduced headroom below 1.5 m / 5'0"

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. (ID/28641)



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)

EPC Rating: E

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