



3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

Kingsdown Avenue | South Croydon | CR2 6QR

Guide price £450,000

LOFT

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- Extended end of terrace home with single garage
- Bi-fold doors leading to the rear garden
- Heart of the home open-plan kitchen/diner with island
- Separate reception room, perfect for a cosy lounge
- Three bedrooms to the first floor and fully tiled family bathroom
- Great primary and secondary schools within close proximity
- Within walking distance of bus links and Purley Oaks train station
- Opportunity to put your own stamp on and improve throughout
- Chain free!

Ground Floor

Hallway

Reception Room

12'6 x 12'6 (3.81m x 3.81m)

Open Plan

Kitchen/Dining Room

18'9 x 17'7 (5.72m x 5.36m)

First Floor

Landing

Bedroom

12'7 x 12'6 (3.84m x 3.81m)

Bedroom

12'7 x 9'3 (3.84m x 2.82m)

Bedroom

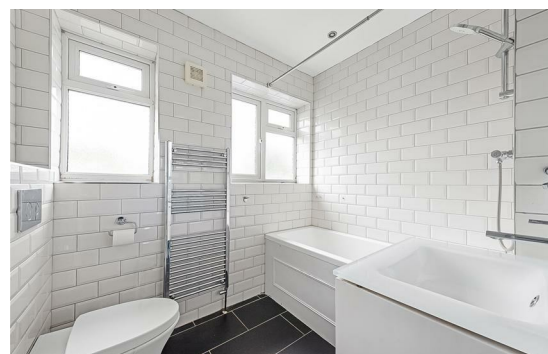
8'2 x 6'6 (2.49m x 1.98m)

Bathroom

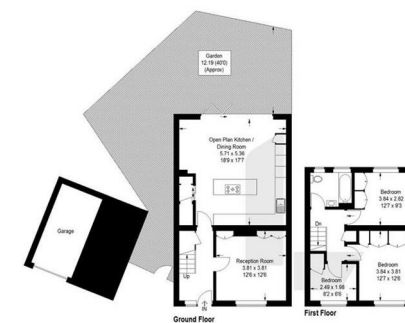
Outside

Single Garage

Rear Garden



Kingsdown Avenue, CR2
Approximate Gross Internal Area
(Excluding Garage)
88.4 sq.m / 1058 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. (07302125)



EPC Rating: D

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