



First Floor Flat

Avondale Road | | South Croydon | CR2 6JE

Asking Price £250,000

BOND & SHERWILL
EST. 1908

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Located on a leafy residential South Croydon Road this three bedroom, first-floor apartment is chain-free and perfect for anyone who wants a property they can modernise to their own taste.

The interior is an impressive-size and includes separate entrance hall, three bedrooms, lounge, kitchen, bathroom with separate W.C, gas central heating, double-glazing and a wealth of character features.

Additional benefits include a new lease which will be for 999 years and a communal garden. Please enquire for further details on the lease and service charges.

South Croydon & Purley Oaks railway stations offer swift routes to London Victoria, London Bridge, Gatwick Airport and Brighton, while the A23 can be used to access the national motorway network. In addition there are local bus routes. Restaurants, bars and shops can be found both in South Croydon and Central Croydon along with a variety of green spaces.



Hallway

Bedroom Two

Bedroom two is dual-aspect and includes two double-glazed windows, radiator and picture rail.

Kitchen

The kitchen includes double-glazed window, wall-mounted boiler, sink with drainer, space for free-standing oven, and space for free-standing fridge-freezer.

Bathroom

The bathroom includes panel-enclosed bath, partially-tiled walls, wash-hand basin and double-glazed opaque window.

Bedroom One

Bedroom one includes double-glazed window, radiator and picture rail.

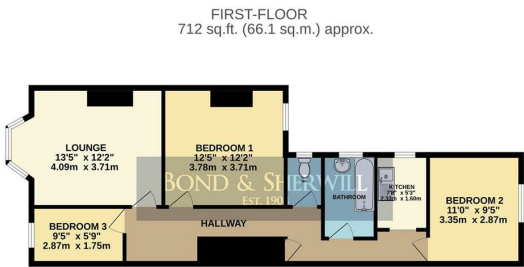
Bedroom Three

Bedroom three includes double-glazed window, radiator and picture rail.

Lounge

The lounge includes double-glazed feature bay window, radiator and picture rail.

Communal Garden



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	62
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Bond & Sherwill
134 Brighton Road
Coulsdon
Surrey
CR5 2ND
020 8660 0189
sales@bondandsherwill.co.uk
<https://www.bondandsherwill.co.uk/>