



2 Bedrooms | 1 Bathrooms | 1 Reception Rooms

61 Avondale Road | South Croydon | CR2 6JE

Guide price £325,000

LOFT

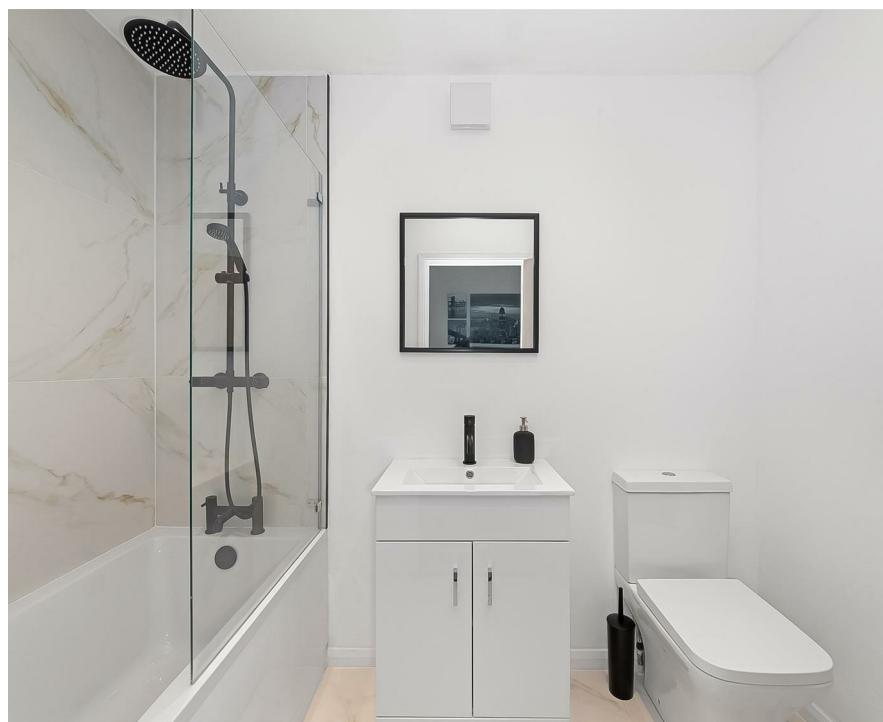
61 Avondale Road | South Croydon
| CR2 6JE
Guide price £325,000

- Chain free, immaculately presented ground floor apartment, with a privately owned front garden
- Completely reconfigured and renovated throughout to a high standard
- Open plan kitchen/living area, elegantly modern yet retaining the character perfectly, with panelled walls and bay windows
- High ceilings with plenty of storage throughout
- Two double bedrooms and a separate study area
- Stylish bathroom with fitted units and tiled floor and walls
- Share of Freehold
- A perfect first time buy or down-size, located in a tree lined road with three train stations within 0.8 miles



If you are looking for an apartment with character, located with amenities on your doorstep and you are able to move straight in and not lift a finger, then look no further.

Completely transformed throughout to the highest standard and the layout re-configured to suit a couple, family or single person perfectly with a separate office space too!



Ground Floor

Hallway

Reception Room

13'9 x 12'8 (4.19m x 3.86m)

Kitchen

9'8 x 4'1 (2.95m x 1.24m)

Bedroom 2

12'3 x 8'6 (3.73m x 2.59m)

Study Area

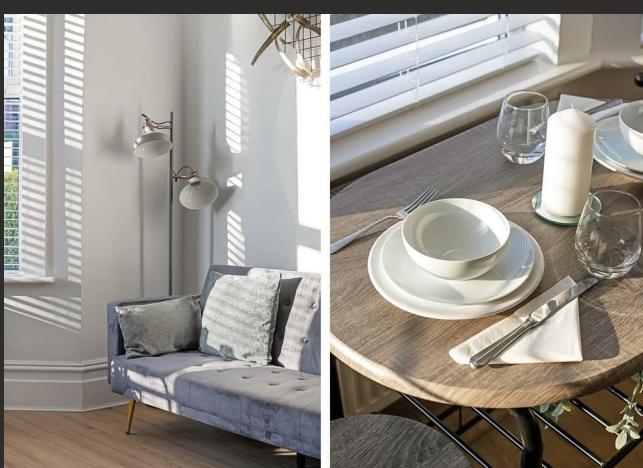
Bathroom

Bedroom 1

11'5 x 11'0 (3.48m x 3.35m)

Outside

Private Front Garden



Avondale Road, CR2

Approximate Gross Internal Area
62.1 sq m / 668 sq ft

Bedroom
3.48 x 3.35
11'5 x 11'0

Bedroom
3.73 x 2.59
12'3 x 8'6

Kitchen
2.95 x 1.24
9'8 x 4'1

Reception Room
4.19 x 3.86
13'9 x 12'8

IN →

□ = 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. (ID1158126)

EPC Rating: D

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