



OVER 60?

Secure this property
for up to **59% less!**

Price

£560,000

Freehold

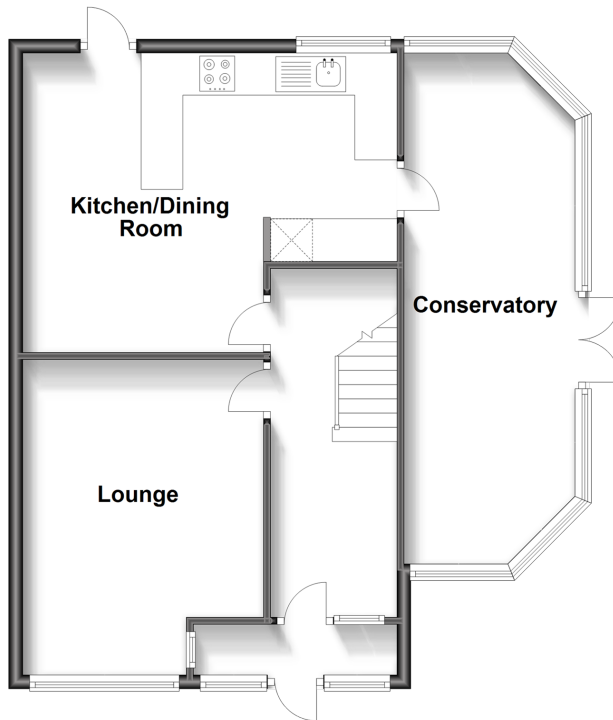
4x  2x  3x 

**Kingsdown Avenue,
South Croydon, Surrey,
CR2**

cubitt&west
Helping you move forwards

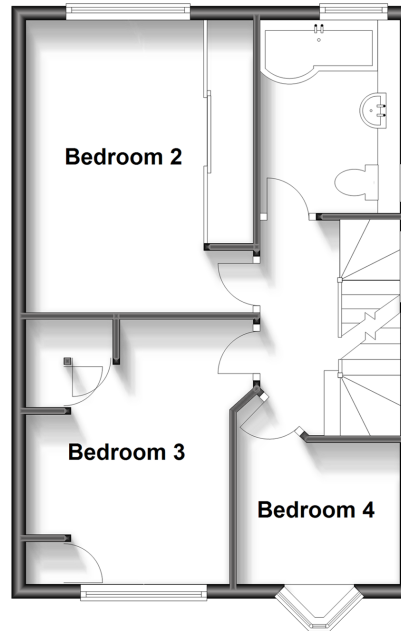
Ground Floor

Approx. 64.4 sq. metres (693.3 sq. feet)



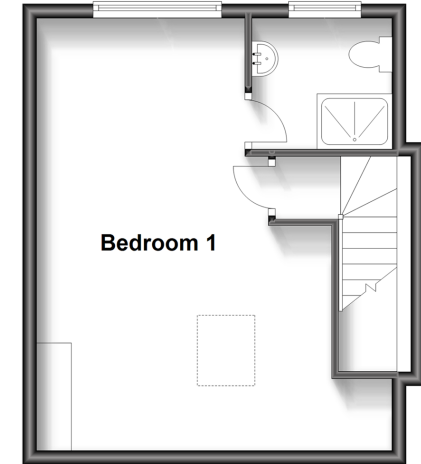
First Floor

Approx. 42.9 sq. metres (461.4 sq. feet)



Second Floor

Approx. 32.1 sq. metres (345.3 sq. feet)



Accommodation

GROUND FLOOR

Porch
Entrance Hall
Lounge: 15'2 x 11'3 (4.63m x 3.43m)
Kitchen/Dining Room: 14'1 x 12'9 (4.30m x 3.89m)
Conservatory: 16'5 x 8'7 (5.01m x 2.62m)

FIRST FLOOR

Landing
Bedroom 2: 13'7 x 10'7 (4.14m x 3.23m)
Bedroom 3: 12'1 x 9'5 (3.69m x 2.87m)
Bedroom 4: 10'5 x 7'6 (3.18m x 2.29m)
Bathroom: 10'3 x 6'6 (3.13m x 1.98m)

SECOND FLOOR

Landing
Bedroom 1: 19'6 x 13'9 (5.95m x 4.19m)
En-Suite Shower Room

OUTSIDE

Garage
Out-building: 15'4 x 12'4 (4.68m x 3.76m)
Front Garden
Rear Garden



Main features

- Semi-detached family home with garage
- Large conservatory leading to large split level rear garden
- Outbuilding with Wifi & electrics currently used as an office
- Loft conversion comprising of principle bedroom & en-suite shower room
- Walking distance to transport links & local amenities



Nearest Schools

Primary Schools: Purley Oaks Primary 0.3 miles, Regina Coeli Catholic Primary 0.4 miles, Christ Church CofE Primary (Purley) 0.5 miles
Secondary Schools: Haling Manor High School 0.3 miles, St Giles School 0.4 miles, Whitgift School 0.7 miles



Transport Information

Train Stations: Purley Oaks 0.1 miles, Sanderstead 0.3 miles, Purley 0.9 miles



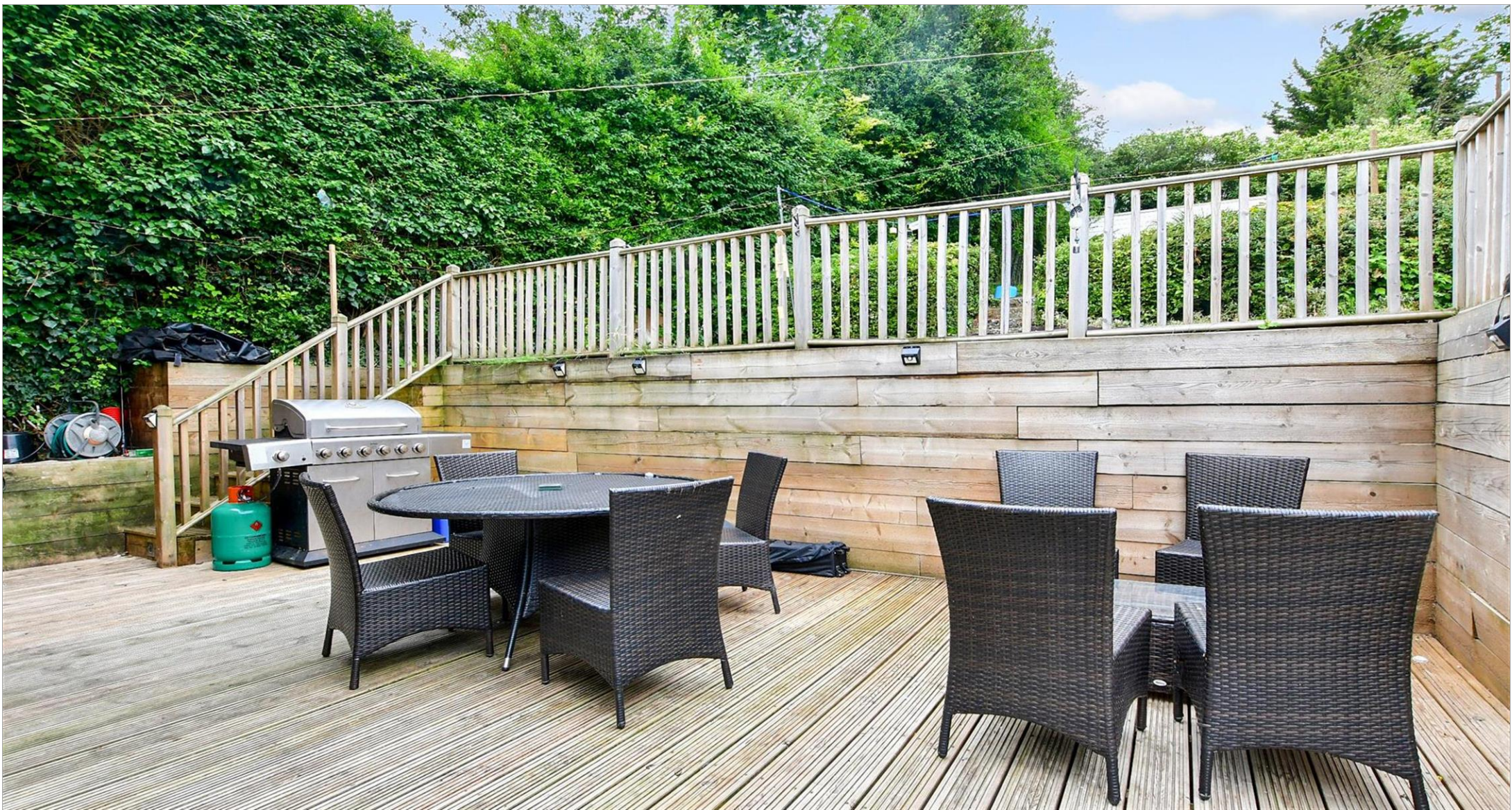
Address

Kingsdown Avenue, South Croydon, Surrey, CR2



Directions

For directions to this property please contact us.



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Call Purley Branch 020 8660 8882 ■ cubittandwest.co.uk



- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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