



Price
£560,000

Freehold

4x  2x  3x 

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

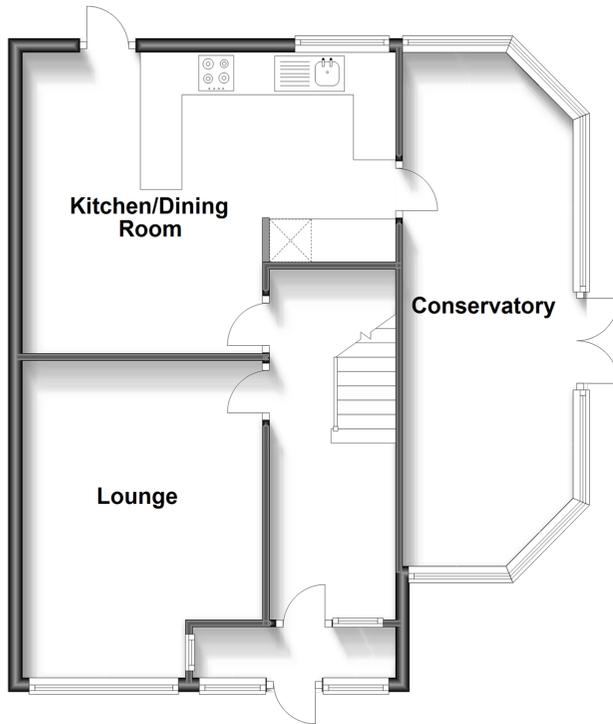
OVER 60?

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

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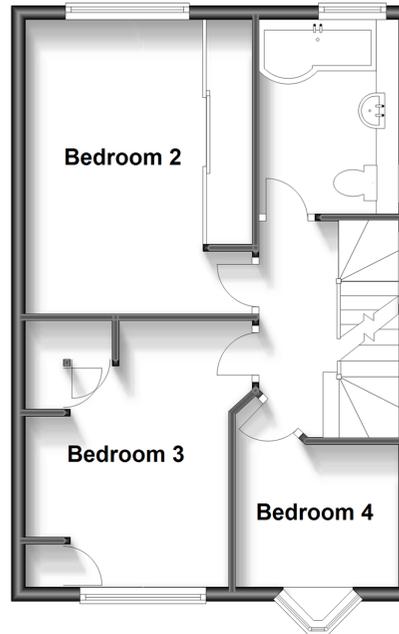
Ground Floor

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



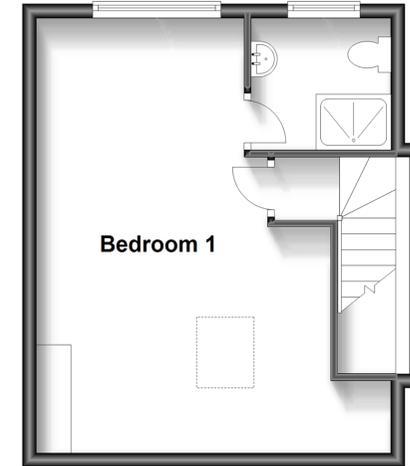
First Floor

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



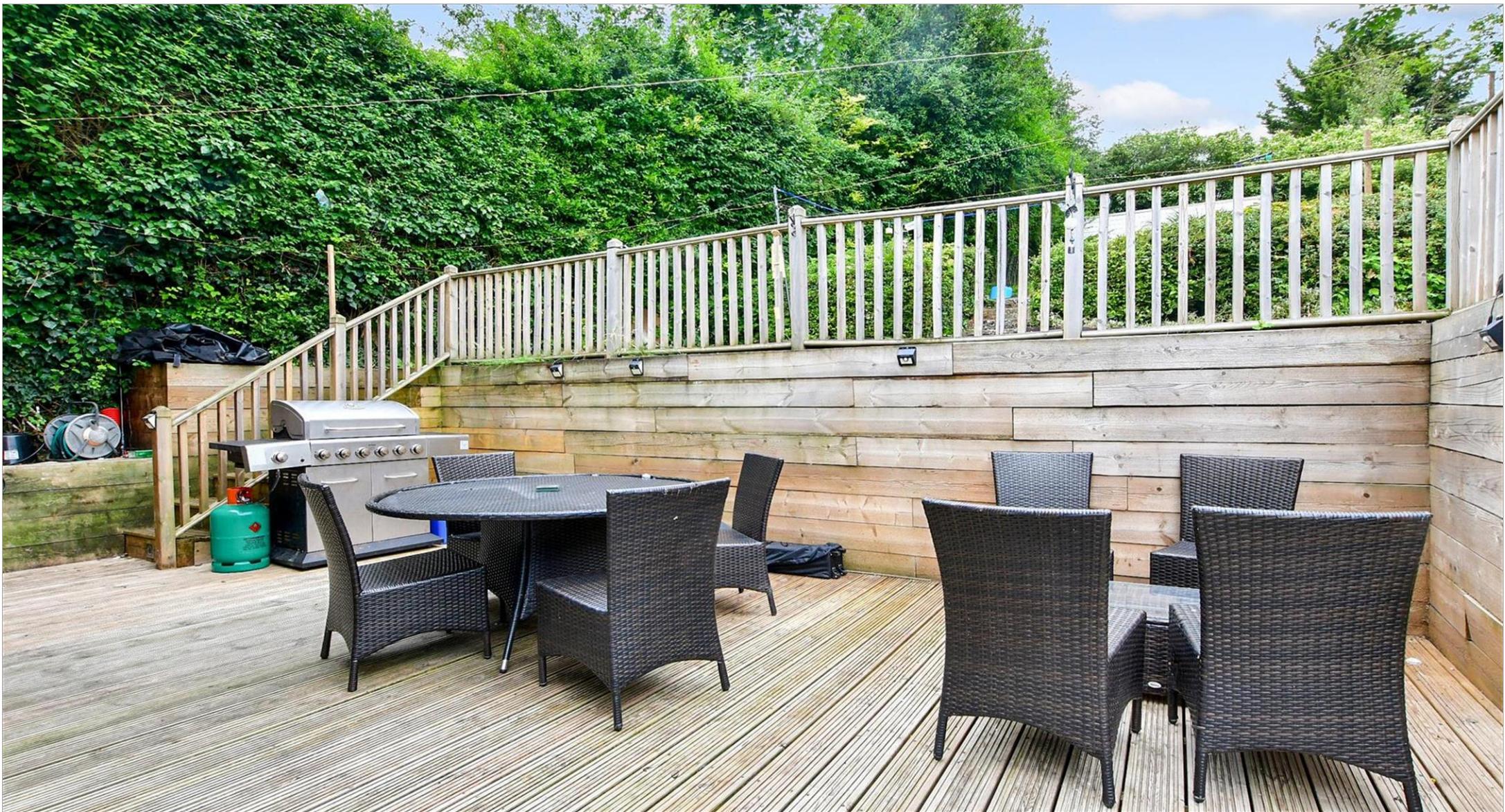
Address

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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