



**Price**  
**£375,000**

**Leasehold**

3x  1x  1x 

**Avondale Road, South  
Croydon, Surrey, CR2**

**OVER 60?**

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

**cubitt&west**  
Helping you move forwards



## Main features

- Immaculate & recently refurbished second floor conversion flat
- Private large garden
- Bright & spacious living/kitchen/dining room with bay window
- Loft storage space
- Well located for East Croydon, South Croydon & Sanderstead stations

## Accommodation

### SECOND FLOOR

#### Entrance Hall

Kitchen/Living/Dining Room: 20'4 x 18'0 (6.20m x 5.49m)

Bedroom 1: 13'5 x 11'0 (4.09m x 3.36m)

Bedroom 2: 11'6 x 10'6 (3.51m x 3.20m)

Bedroom 3: 11'3 x 10'7 (3.43m x 3.23m)

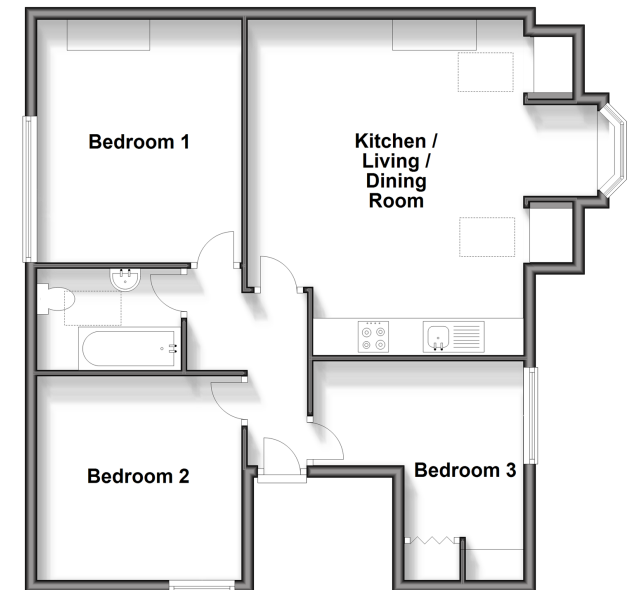
Bathroom: 8'2 x 5'3 (2.49m x 1.60m)

### OUTSIDE

Private Rear Garden

### Second Floor

Approx. 71.2 sq. metres (766.5 sq. feet)



**Call Purley - 020 8660 8882 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- 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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