



**Guide Price**  
**£500,000**

**Freehold**

3x  1x  2x 

**Mount Park Avenue,  
South Croydon, Surrey,  
CR2**

**OVER 60?**

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

**cubitt&west**  
Helping you move forwards





## Main features

- Mid-terraced bay fronted family home
- Large level rear garden
- Requires some updating, ideal project to put your own stamp on
- Walking distance to Purley Oaks station
- Highly regarded schools in the area for all ages

## Accommodation

### GROUND FLOOR

Porch  
Entrance Hall  
Lounge: 16'3 x 12'6 (4.96m x 3.81m)  
Dining Room: 14'7 x 10'9 (4.45m x 3.28m)  
Kitchen: 10'5 x 7'7 (3.18m x 2.31m)

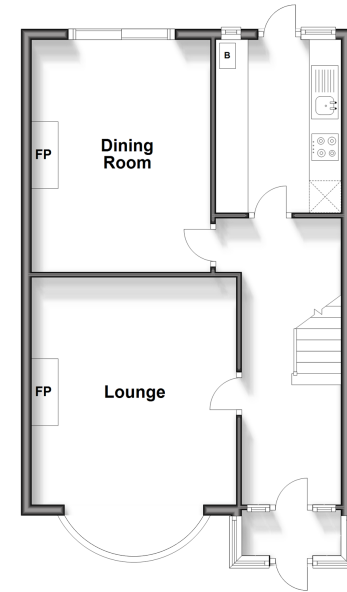
### FIRST FLOOR

Landing  
Bedroom 1: 16'7 x 10'5 up to fitted wardrobes (5.06m x 3.18m)  
Bedroom 2: 14'1 x 9'9 (4.30m x 2.97m)  
Bedroom 3: 9'4 x 7'5 (2.85m x 2.26m)  
Bathroom  
Separate Toilet

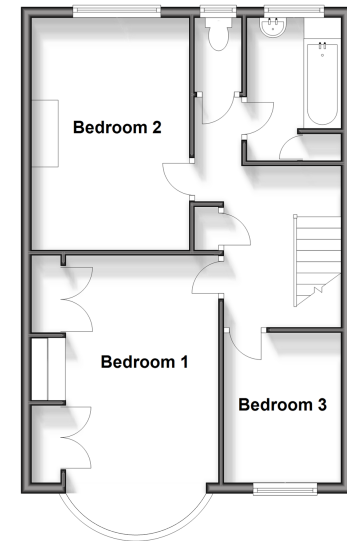
### OUTSIDE

Front Garden  
Rear Garden

**Ground Floor**  
Approx. 52.9 sq. metres (569.5 sq. feet)



**First Floor**  
Approx. 51.1 sq. metres (550.6 sq. feet)



**Call Purley - 020 8660 8882 ■ 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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