

FOR SALE



Kingsdown Avenue, South Croydon

4 Bedrooms, 1 Bathroom, Extended Detached House

Offers In Excess Of £750,000

MARTIN&CO



Kingsdown Avenue, South Croydon

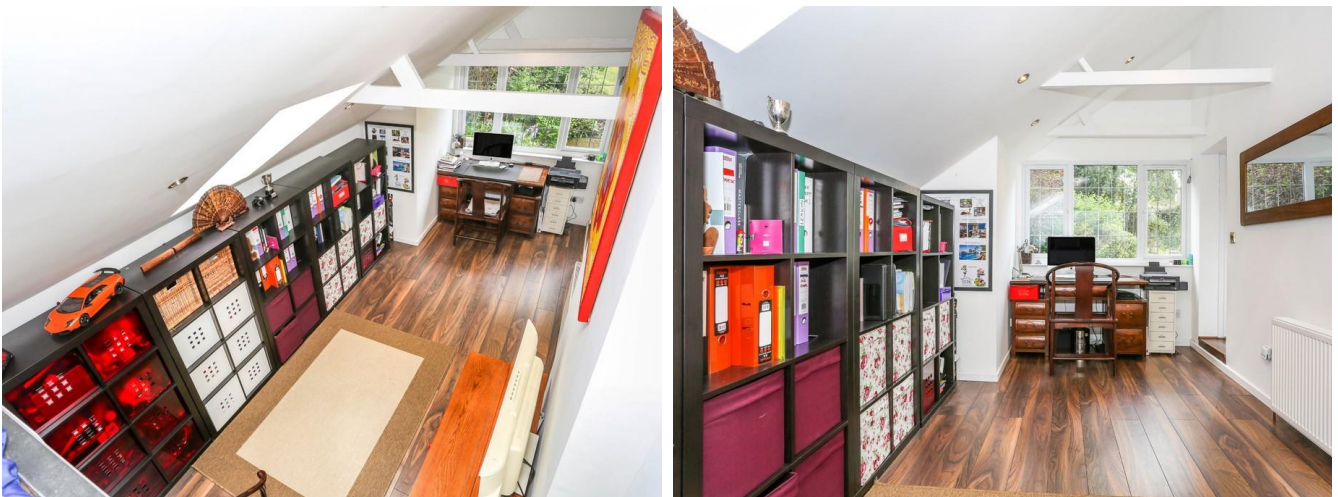
- Character Detached House
- 3/4 Bedrooms
- 2/3 Reception Rooms
- Separate Kitchen & Conservatory
- 10 Minutes to Station
- Views over the Valley
- Beautiful 75' Garden

This elegant 4-bedroom, double fronted detached house occupies an elevated position, set back from the road behind an area of green space. Unusually for a house in London, there is a totally unobstructed view from the front of the house, far across the valley to the green hills of Sanderstead & Riddlesdown over two miles away.

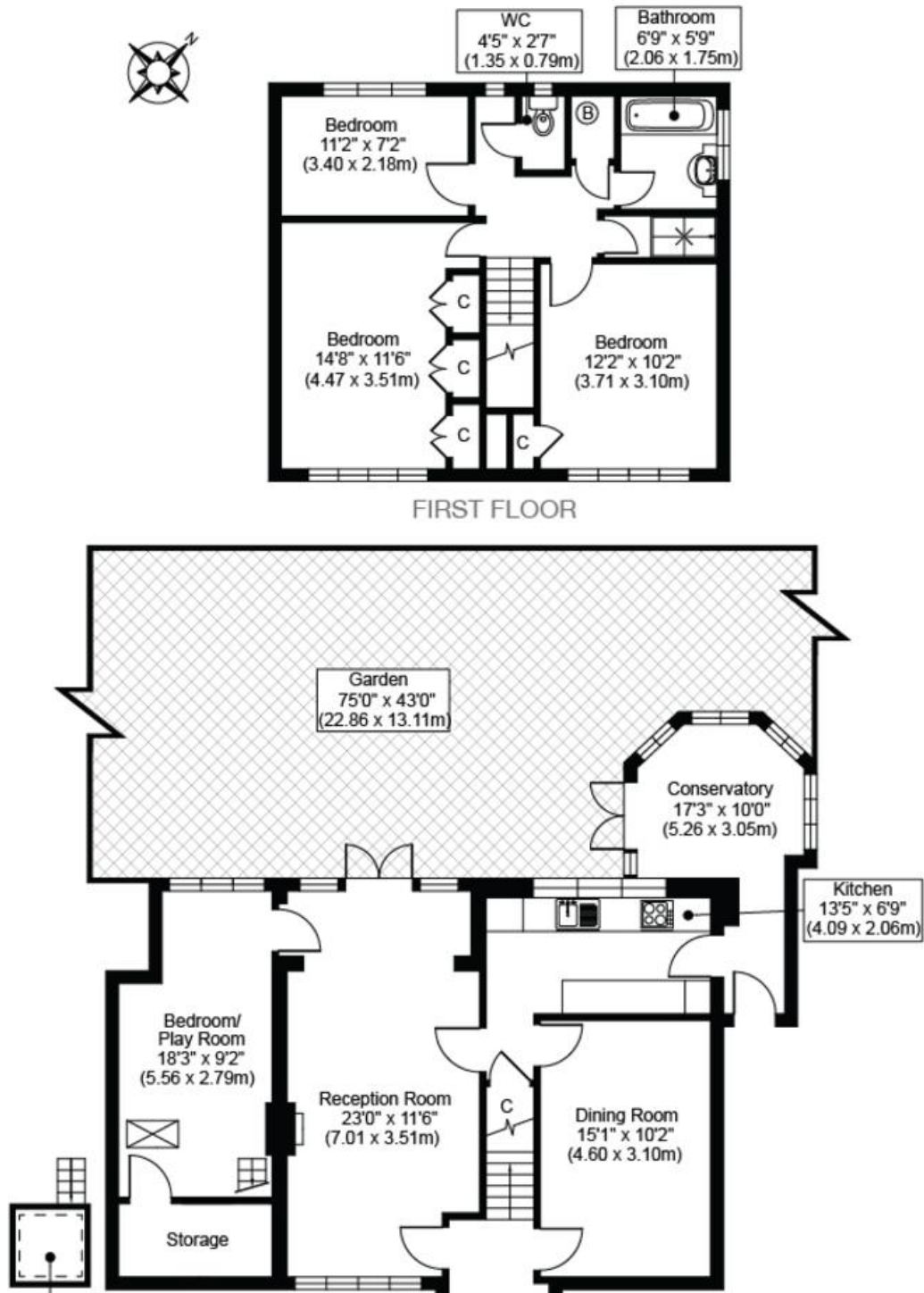
Recently redecorated throughout, this beautifully presented house is deceptively spacious, with a thoughtful layout that maximises the available living space which includes a loft-style home office with mezzanine sleeping area – ideal for those WFH days! Externally there is a beautiful 75' garden at the rear with a secluded, sunny aspect - the perfect place to while away a Summer afternoon. A driveway provides off-road parking and there is also free on-road parking to the front. The remaining part of the original garage provides easily accessible storage, ideal for bicycles.

Call the seller's sole agent Martin & Co Croydon now for an appointment to view!

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	42 E	
21-38	F		
1-20	G		



KINGSDOWN AVENUE, SOUTH CROYDON, CR2
 TOTAL APPROX FLOORPLAN AREA 1525 SQ.FT (142 SQ.M)



Martin & Co Croydon

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision

