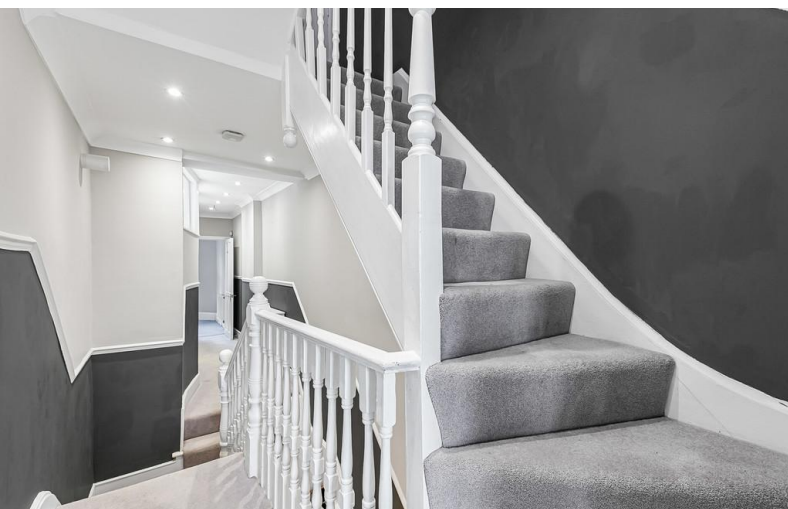


TO LET



Avondale Road, South Croydon

4 Bedrooms, 2 Bathroom, Semi-Detached House

£2,950 pcm

MARTIN&CO



Avondale Road, South Croydon

Semi-Detached House,
4 bedroom, 2 bathroom

£2,950 pcm

Date available: 25th April 2026

Deposit: £3,403.84

Unfurnished

Council Tax band: E

- Fabulous Family Home
- Unfurnished
- Stunning New High Spec Kitchen
- Large 200ft Garden
- Off Road Parking
- Two Bathrooms
- Large 200ft Garden

In the heart of South Croydon, this beautiful semi-detached Victorian house combines original character features with an impressive array of modern comforts AND INCREDIBLE 200ft garden. Spanning approximately 2,115 sq ft, this exceptional family home is offered in excellent condition, offering ample living space and a wealth of thoughtful upgrades throughout.

Upon arrival, the charm of this remarkable property is apparent. Step through the entrance hall, and you're greeted by two generous reception rooms, each showcasing period fireplaces and with stylish plantation shutters to the wide bay window of the living room, perfectly blending traditional elegance with contemporary style. The heart of the home is undoubtedly the stunning 22ft Bosch fitted kitchen and breakfast room, boasting dual ovens, integrated fridge, washer, dryer and a wine fridge-ideal for family gatherings or entertaining guests.

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Upstairs, four well-proportioned bedrooms provide restful retreats for all the family. The master bedroom extends to 17ft, offering a luxuriously spacious haven. The beautifully designed period-style bathroom features a free-standing bath and separate shower enclosure, echoing the property's refined Victorian heritage, complemented by an additional ground floor cloakroom and shower room for guests.

Cutting-edge conveniences include Category 6 wiring, in-ceiling speakers throughout, and a new Worcester Bosch boiler paired with a mega-flow-type cylinder, ensuring comfort and efficiency all year round.

Step outside to discover a spectacular already mentioned 200ft garden, creating an overall plot of 0.19 acres-a true rarity in this locale. At the end of the garden, a 7m x 5m cedar-clad garden office awaits, fully insulated and equipped with power, providing an ideal space for homeworking or creative pursuits. There's also parking for 1-2 cars to the front of the property.

The location could hardly be more convenient. South Croydon station is just half a mile away, offering swift connections into central London, while the renowned Whitgift School sits just moments from your doorstep. Families will appreciate the close proximity to

outstanding primary schools including Krishna Avanti, Regina Coeli Catholic, and Cumnor House, with the Harris Academy secondary school also under a mile away. For those seeking selective education, the popular Wilson's and Wallington Grammar Schools for both boys and girls are within a 10-15 minute drive.

This elegant Victorian residence truly caters for every aspect of modern living, whilst retaining the warmth and character of its origin. The property is available immediately and you should contact Martin & Co Croydon to arrange your viewing today and experience all this outstanding home has to offer.



Approximate Gross Internal Area 2115 sq ft - 196 sq m

Ground Floor Area 774 sq ft – 72 sq m

First Floor Area 671 sq ft – 62 sq m

Second Floor Area 670 sq ft – 62 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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