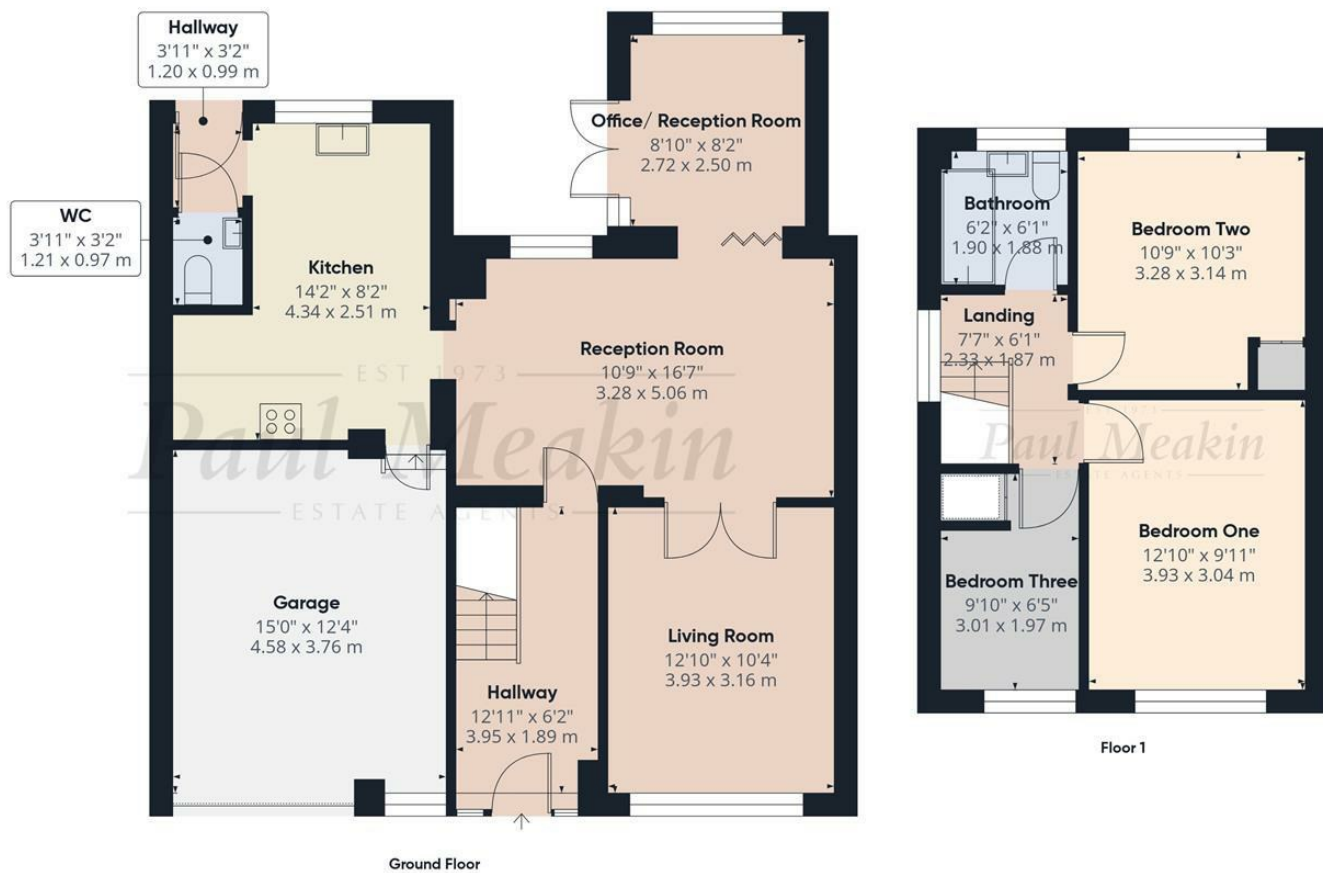




Approximate total area:  
 1186 ft<sup>2</sup>  
 110.2 m<sup>2</sup>

Offers In Excess Of **£525,000** Greville Avenue, South Croydon, CR2 8NL



(1) Excluding balconies and terrace  
 Calculations reference the RICS IPV 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.  
 GIRAFFE360

TAX BAND: E  
 Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



A well-presented and extended three-bedroom semi-detached family home, quietly positioned within a popular cul-de-sac, offering spacious and versatile accommodation throughout.

The ground floor features a bright and welcoming entrance hall leading to three separate reception areas, providing excellent flexibility for modern family living, working from home or entertaining. The kitchen is well-proportioned and complemented by a convenient downstairs cloakroom. The property is approached via its own driveway, which leads to a larger-than-average single garage with utility area within.

Upstairs, there are three bedrooms along with a family bathroom, all arranged off a central landing.



Externally, the property benefits from a secluded rear garden with a decked area, ideal for outdoor dining and relaxation.

The location is particularly convenient, with easy access to a range of local amenities and excellent transport links, including frequent bus services into Croydon town centre and mainline stations offering fast connections into London. Selsdon High Street is within walking distance, providing a variety of shops, supermarkets and restaurants. The area is also well served by both state and independent schools, with nearby parks and woodland walks adding to the appeal.



- Entrance Hall
- Living Room  
12'10 x 10'4 (3.91m x 3.15m)
- Reception Room  
10'9 x 16'7 (3.28m x 5.05m)
- Kitchen  
14'2 x 8'2 (4.32m x 2.49m)
- W.C
- Office/ Reception Room  
8'10 x 8'2 (2.69m x 2.49m)
- Landing
- Bedroom One  
12'10 x 9'11 (3.91m x 3.02m)
- Bedroom Two  
10'9 x 10'3 (3.28m x 3.12m)
- Bedroom Three  
9'10 x 6'5 (3.00m x 1.96m)
- Bathroom
- Garden
- Garage  
15'0 x 12'4 (4.57m x 3.76m)

