



EST 1973  
**Paul Meakin**  
 ESTATE AGENTS

**Price Range £600,000 - £625,000** Victoria Avenue, South Croydon, CR2 0QP

PRICE RANGE £600,000 - £625,000 Nestled on the charming Victoria Avenue in South Croydon, this delightful three-bedroom semi-detached family home is a true gem, brimming with character and modern comforts. The property boasts two spacious reception rooms, perfect for both entertaining guests and enjoying quiet family evenings. High ceilings throughout the home create an airy atmosphere, while the stunning stained glass window in the hallway and landing adds a touch of elegance.

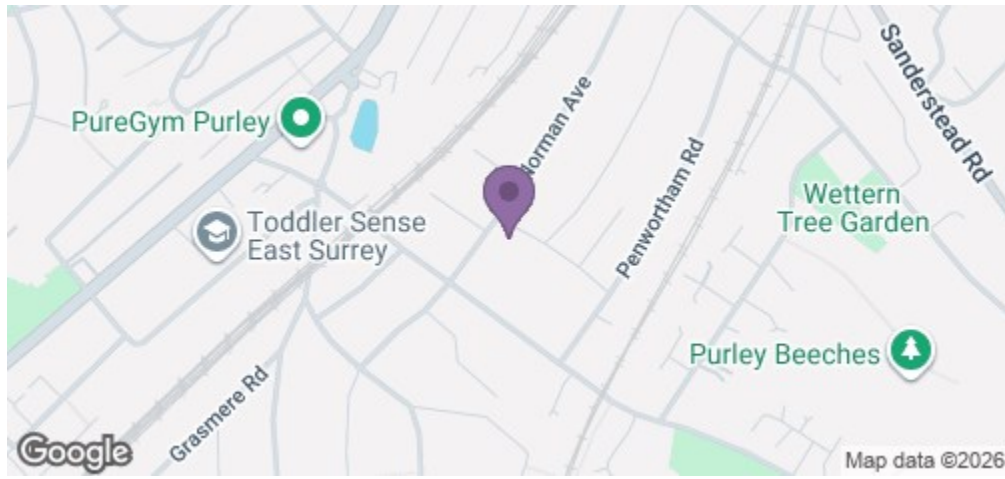
The heart of the home is undoubtedly the modern, stylish kitchen dining room, which has been thoughtfully designed to cater to the needs of contemporary living. The family bathroom has been recently refurbished and features under floor heating, a luxurious roll-top bath alongside a convenient double shower cubicle, ensuring a relaxing retreat for all.

Additional conveniences include a downstairs cloakroom and a dedicated home office, ideal for those who work remotely or require a quiet space for study. The low-maintenance cottage courtyard-style garden offers a serene outdoor space, perfect for enjoying sunny days or hosting gatherings.

Off-street parking is available via the front driveway, complemented by a shared side driveway that provides access to a garage workshop, catering to all your storage and hobby needs.

This property is conveniently located close to Purley Oaks and Sanderstead stations, making commuting a breeze. Furthermore, it is situated near excellent local schools, making it an ideal choice for families. With no onward chain, this charming home is ready for you to move in and make it your own.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b> EU Directive 2002/91/EC	



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

- PRICE RANGE £600,000-£625,000
- Three bedrooms
- Two reception rooms
- Stylish Kitchen diner
- Level plot
- Downstairs Cloakroom
- Stunning bathroom
- Low maintenance garden
- Home office
- Great location for station



- Hallway  
13'5 x 7' (4.09m x 2.13m)
- Living room  
13'11 x 13'2 (4.24m x 4.01m)
- Kitchen diner  
20'8 x 13'5 (6.30m x 4.09m)
- Downstairs wc
- Landing
- Bedroom  
13'5 x 10'2 (4.09m x 3.10m)
- Bedroom  
13'10 x 13'5 (4.22m x 4.09m )
- Bedroom  
8'5 x 7'3 (2.57m x 2.21m)
- Bathroom
- Home office  
21'5 x 10' (6.53m x 3.05m)
- Garage
- Garden
- Off Street Parking
- Shared driveway to side in addition

