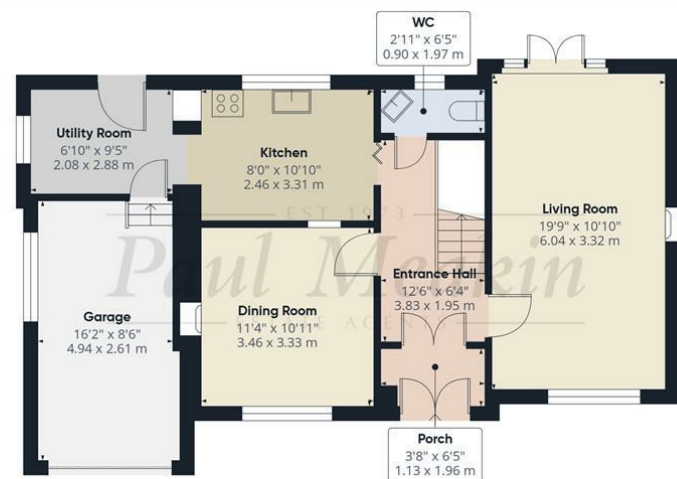


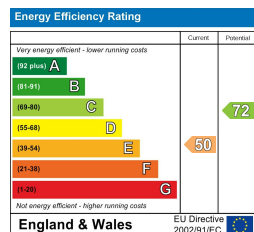


Approximate total area⁽¹⁾
1298 ft²
120.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Porch 3'8" x 6'5" (1.13 x 1.96)	Utility Room 6'9" x 9'5" (2.08 x 2.88)
Entrance Hall 12'6" x 6'4" (3.83 x 1.95)	Downstairs WC 2'11" x 6'5" (0.90 x 1.97)
Living Room 19'9" x 10'10" (6.04 x 3.32)	Garage 16'2" x 8'6" (4.94 x 2.61)
Dining Room 11'4" x 10'11" (3.46 x 3.33)	Landing 3'10" x 6'5" (1.18 x 1.96)
Kitchen 8'0" x 10'10" (2.46 x 3.31)	Bedroom One 19'10" x 10'10" (6.07 x 3.32)

Bedroom Two 11'5" x 9'8" (3.49 x 2.97)
Bedroom Three 8'1" x 10'11" (2.47 x 3.33)
Bathroom 6'0" x 7'8" (1.83 x 2.35)
Garden

TAX BAND: F

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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



EST 1973

Paul Meakin

ESTATE AGENTS

£750,000

Ewhurst Avenue, South Croydon, CR2 0DH



A substantial three bedroom detached family home occupying a generous corner plot, offering excellent potential for modernisation, spacious accommodation and the added benefit of being offered to the market chain free.

Situated on the sought-after Ewhurst Avenue in South Croydon, this attractive detached home presents a fantastic opportunity for buyers looking to create their dream family home. Set back from the road behind mature gardens, the property enjoys a traditional exterior and offers approximately 1,298 sq ft of accommodation, including the garage.

The ground floor comprises a welcoming entrance porch, spacious hallway with characterful parquet flooring, an impressive 19'9" living room with feature fireplace and a separate dining room. A fitted kitchen, adjoining utility room and downstairs cloakroom complete the accommodation.

Upstairs offers three bedrooms, including an exceptionally spacious principal bedroom measuring 19'10" in length, alongside two further bedrooms and a family bathroom.

Externally, the property occupies a generous corner plot with established gardens, mature hedging, driveway parking and an integral garage.

Whilst requiring modernisation throughout, this charming home offers tremendous scope to improve, reconfigure or potentially extend, subject to the necessary planning consents.

Conveniently positioned for local amenities, schools, green spaces and transport links, this property represents an exciting opportunity to acquire a detached family home in a desirable South Croydon location.

Offered to the market chain free, early viewing is highly recommended.

- Chain Free Three bedroom detached family home
- Sought-after South Croydon location
- Generous corner plot with mature gardens
- Impressive 19'9" living room
- Separate dining room
- Kitchen with adjoining utility room
- Ground floor cloakroom and first floor bathroom
- Spacious principal bedroom
- Driveway and integral garage
- Excellent potential to modernise and improve (STPP)

