



EST. 1973

Paul Meakin

ESTATE AGENTS

Offers In Excess Of £575,000 Melville Avenue, South Croydon, CR2 7HZ



Nestled on the charming Melville Avenue in South Croydon, this delightful chain-free detached bungalow offers a perfect blend of comfort and convenience. With two generously sized double bedrooms, this property boasts an impressive 1,141 square feet of bright and spacious accommodation, making it an ideal home for families or those seeking a peaceful retreat.

The bungalow features a well-designed layout that maximises natural light, creating a warm and inviting atmosphere throughout. The property is complemented by a driveway and a garage, providing ample parking space and additional storage options. The level rear garden is a wonderful outdoor space, perfect for enjoying sunny afternoons or hosting gatherings with friends and family.



Situated in close proximity to local amenities, residents will find everything they need just a short distance away. For those who enjoy outdoor activities, the nearby Croham Hurst Golf Club offers a fantastic opportunity to indulge in a round of golf amidst beautiful surroundings. Additionally, excellent bus routes are conveniently located nearby, ensuring easy access to the wider area.

This bungalow presents a rare opportunity to acquire a spacious and well-located home in South Croydon, making it a must-see for anyone looking to settle in this vibrant community. Don't miss your chance to view this exceptional property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			85
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

England & Wales

EU Directive



TAX BAND:

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

- Chain Free
- Two double bedrooms
- Detached bungalow
- Great location
- Refitted kitchen
- Refitted bathroom
- Large sunroom
- Garage
- Level garden

Hallway
11'8 x 7' (3.56m x 2.13m)

Lounge
16'7 x 11'8 (5.05m x 3.56m)

Kitchen
9'9 x 7'10 (2.97m x 2.39m)

Bedroom
12'7 x 9'8 (3.84m x 2.95m)

Bedroom
9'10 x 8'10 (3.00m x 2.69m)

Sunroom
14'6 x 10'6 (4.42m x 3.20m)

Garage
20'10 x 9'6 (6.35m x 2.90m)

Bathroom

Garden

