



AVONDALE ROAD, SOUTH CROYDON

Beautifully refurbished two bed flat in South Croydon with own entrance and large rear garden and patio. Chain Free
Must see property, move straight in.
0.8m South Croydon Railway for London links.
Call now to view by appointment only.

Brand New Instruction





Hallways are pleased to market this newly-refurbished 2 bedroom flat in an excellent location in South Croydon.

This property benefits from its own private entrance to the side of the building, where there is a large patio overlooking the garden. The entrance of the flat brings you to the modern, sleek kitchen which has integrated appliances and plenty of storage. An exposed brick wall adds to the stylish, contemporary feel of this home. Opposite the kitchen, is a spacious living room which also has space for a dining area. A large window allows plenty of natural light into this space.

This property also has 2 double bedrooms and a family bathroom, all neutrally decorated with wooden flooring throughout. There is also a separate storage cupboard.

Avondale Road is a fantastic location. South Croydon & Purley Oaks railway stations are both 0.7 miles away and offer swift routes to London Victoria, London Bridge, Gatwick Airport and Brighton. A variety of restaurants, bars and shops can be found both in South Croydon and Central Croydon along with a variety of green spaces.

Take a tour with our 3D VR and give us a call on 020 3536 3959 to book your viewing, by appointment only.

Council Tax Band: C (Croydon)

- Lots of outside space
- 2 bed maisonette
- Own Entrance
- Brand New Lease
- No Onward Chain
- New Kitchen
- Wooden Flooring
- 0.8 miles to station







Approximate total area⁽¹⁾
44.88 m²
483.12 ft²

⁽¹⁾ EXCLUDING balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
102-150 A	77
81-101 B	
69-80 C	
55-68 D	
39-54 E	
21-38 F	
1-20 G	
44	

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only

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Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitments are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.