

FOR SALE



Waddon Park Avenue, Waddon, Croydon

4 Bedrooms, 2 Bathroom, Mid Terraced House

Asking Price Of £570,000

MARTIN&CO



Waddon Park Avenue, Waddon, Croydon

4 Bedrooms, 2 Bathroom

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- Beautifully Presented House
- 4 Bedrooms & 2 Bathrooms
- Large Living Room
- Smart Open-Plan Kitchen/Diner
- Master Bedroom with En-Suite Shower/WC



If you are looking for a property to 'just move in to', without the need to wield a paint brush even, then hurry to view this superbly presented family-sized house without delay!

On the ground floor, the property affords an entrance hall with a feature exposed and painted brick wall, a large living room with feature fireplace and wood flooring creating a Scandi-vibe, a spacious open-plan fitted kitchen/dining room with smart white contemporary-style units and plenty of space for entertaining. The first floor has two double bedrooms, a smaller bedroom -perfect for an office or nursery - and a modern bathroom with both a bath and a separate shower enclosure. A fantastic 19' master bedroom suite, converted from the loft space, with a 'Juliet' balcony and a stylish en-suite shower room/wc completes the accommodation.

Externally the front garden has been paved to provide possible off-road parking and there is free parking in the road. At the rear is a 72' long rear garden that has a patio, lawn and a raised deck at the end which is the perfect spot for a Summer sundowner.

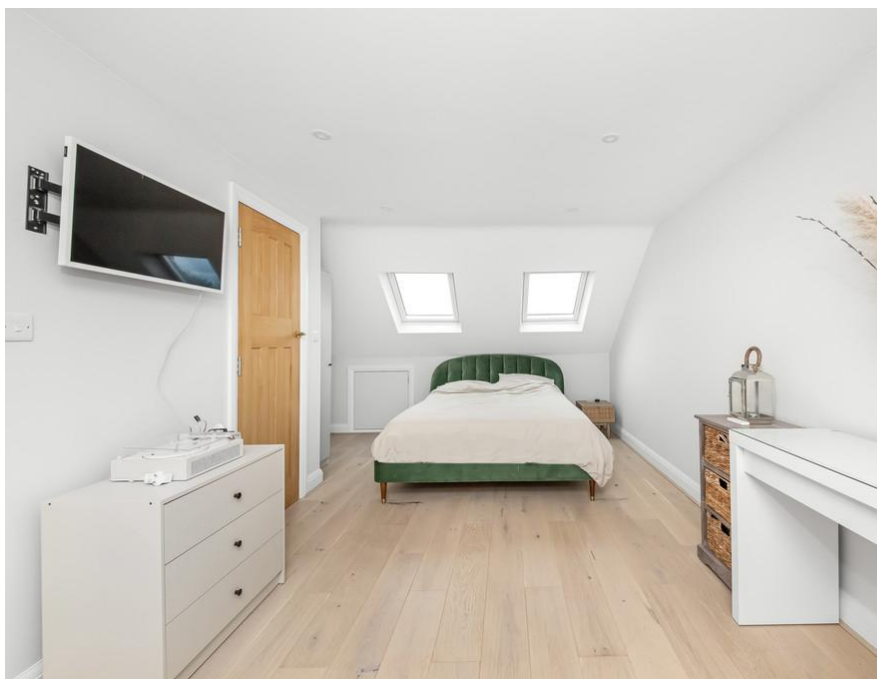
Commuters have just a short stroll to Waddon mainline train station, with services to central London, whilst Tramlink is also close at hand providing easy access to East and West Croydon Stations with their London Overground and fast train services into and out of London, as well as the London Underground network at Wimbledon. There are also regular bus services nearby on Purley Way and Waddon Road.

Croydon's main out-of-town shopping and leisure area along the Purley Way is also within easy reach, including a Sainsbury's superstore and a choice of Morrison's, Aldi or Lidl supermarkets, as well as the new Marks & Spencer store incorporating a food hall.

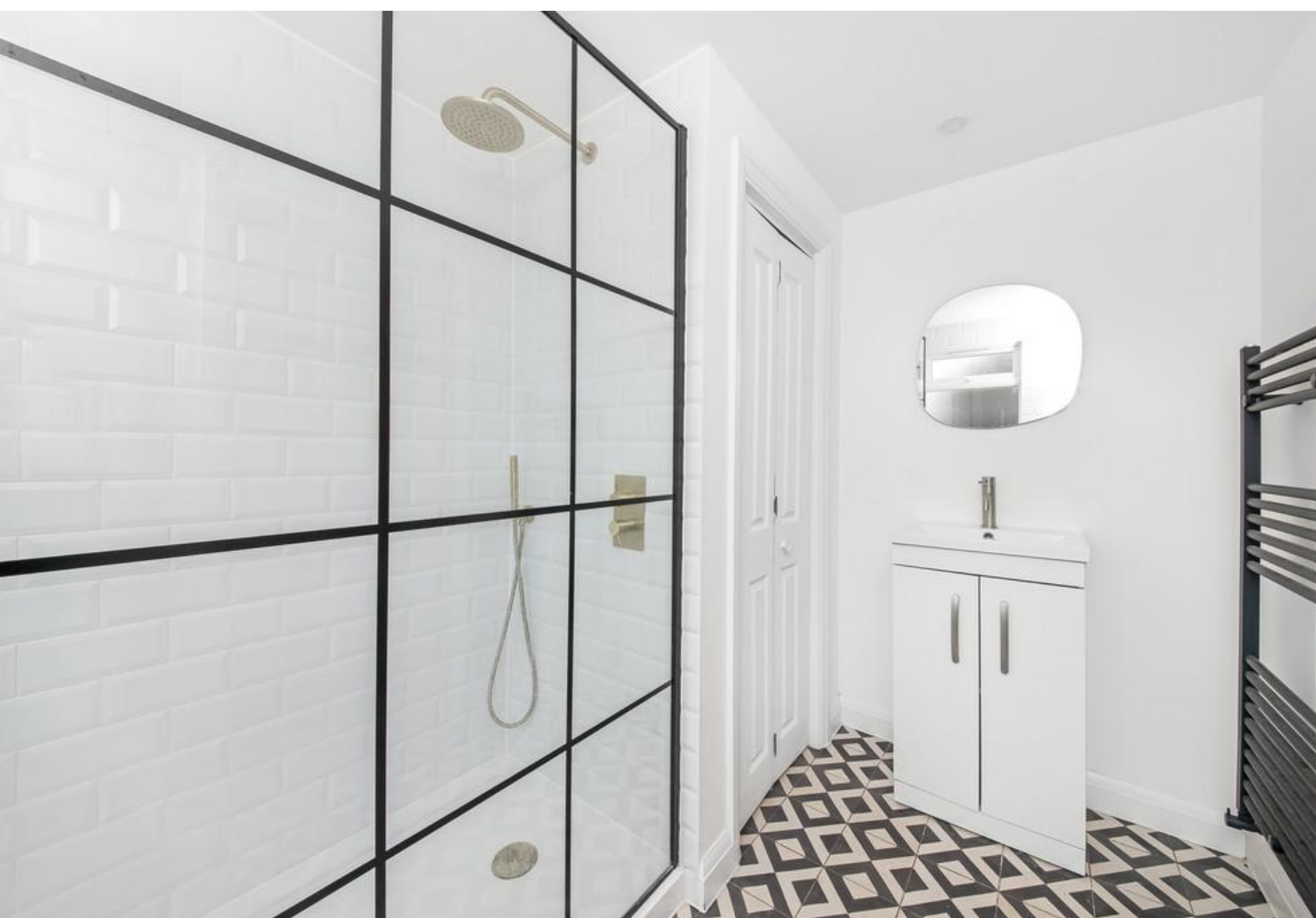


Call the seller's sole agent, Martin & Co Croydon, now for an appointment to view!






Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	61 D	
39-54	E		
21-38	F		

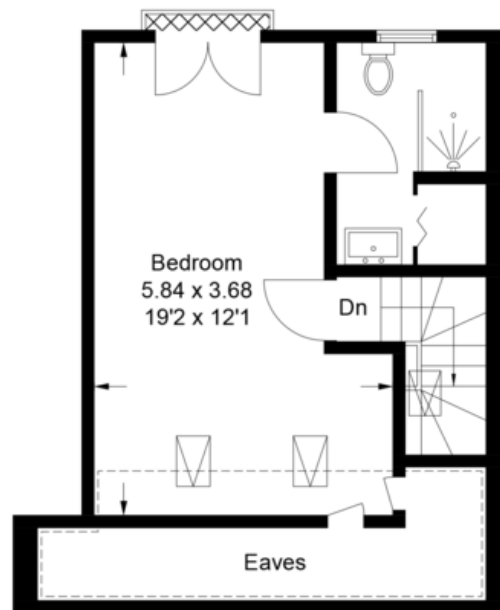
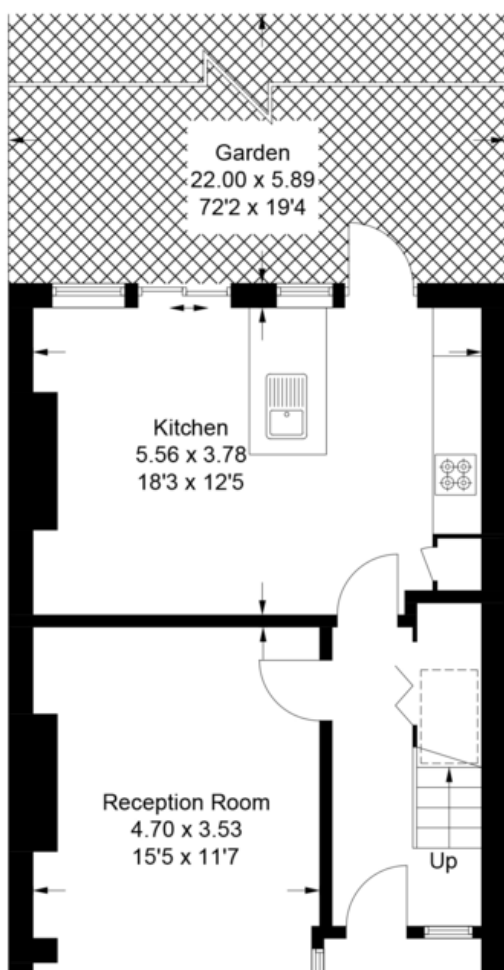


Waddon Park Avenue, CR0

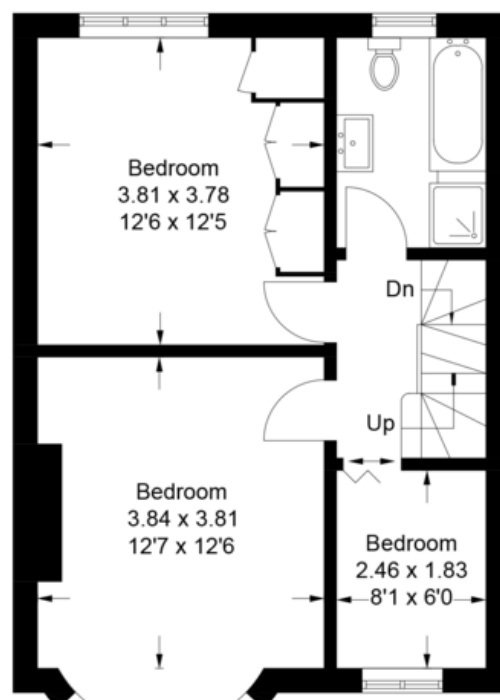
Approximate Gross Internal Area = 127.2 sq m / 1369 sq ft
(Including Eaves)



 = Reduced headroom below 1.5m / 5'0"



Second Floor



Martin & Co Croydon

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