



162 Kingsdown Avenue, South Croydon  
PRICE £750,000 FREEHOLD

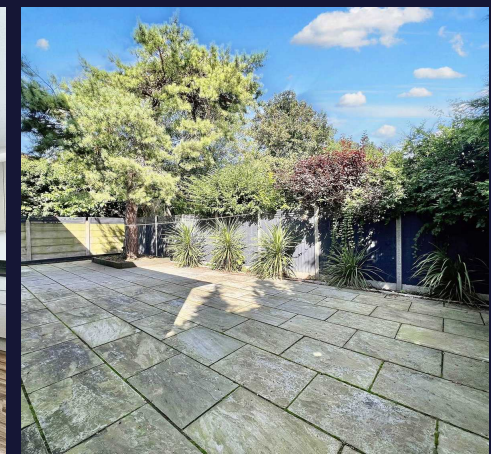
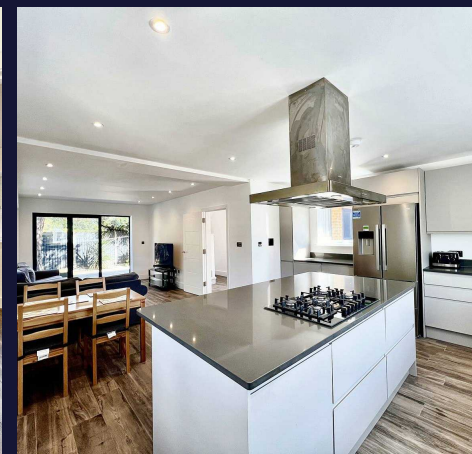
ShineRocks  
PROPERTY AGENTS

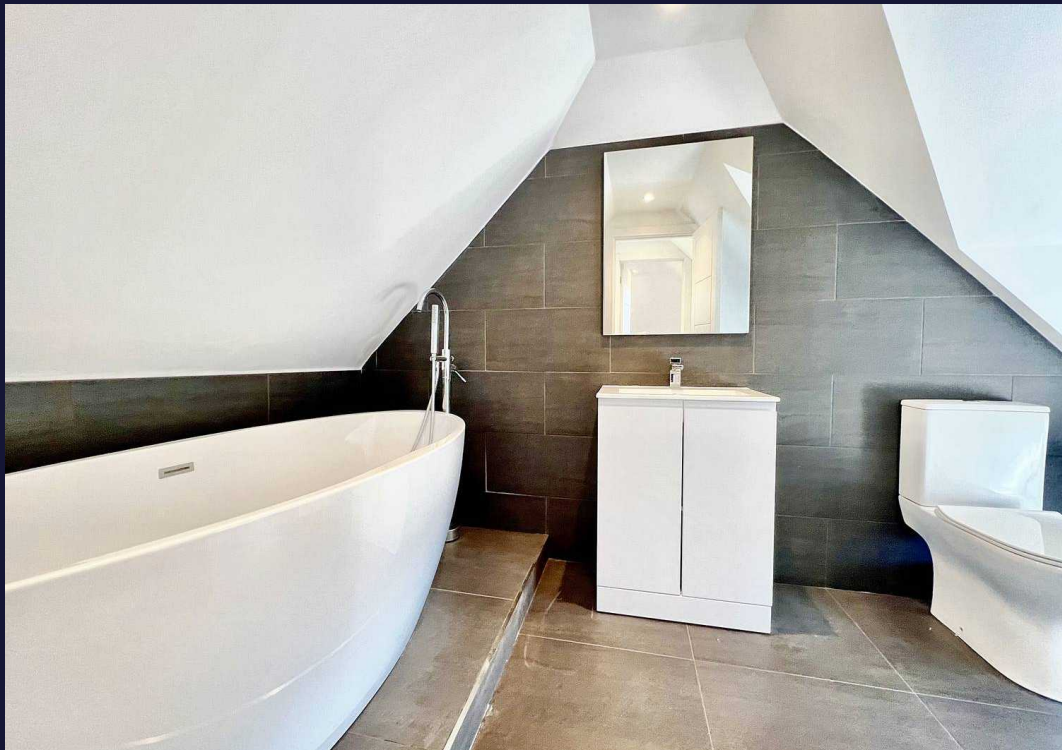
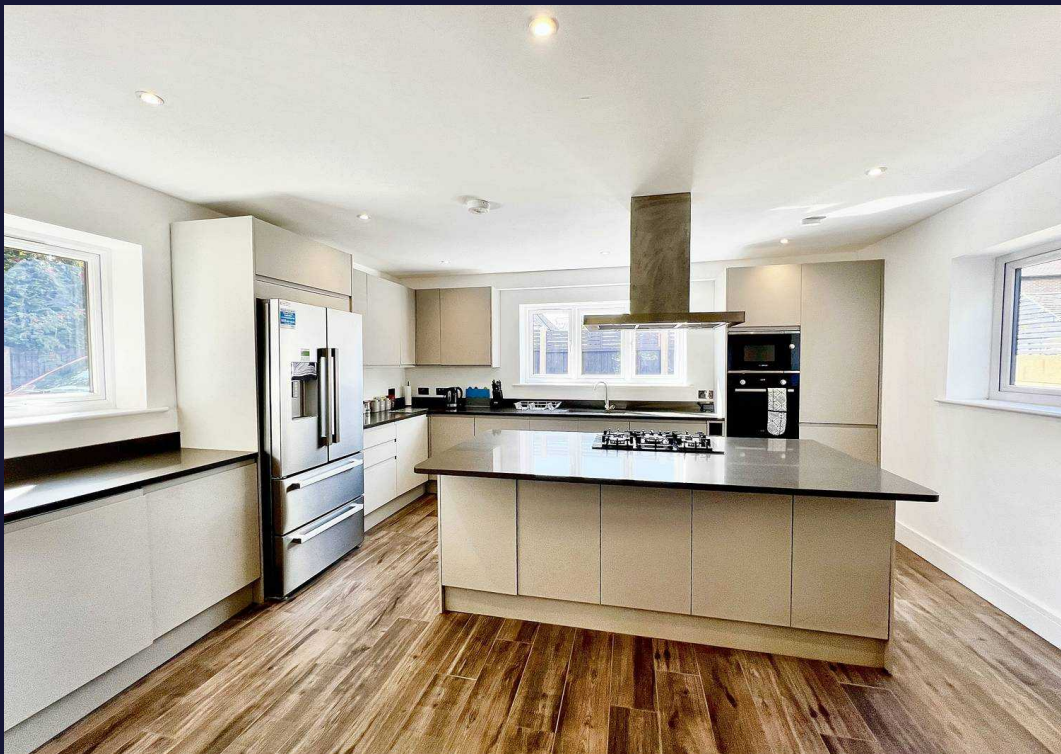
# 162 Kingsdown Avenue

South Croydon

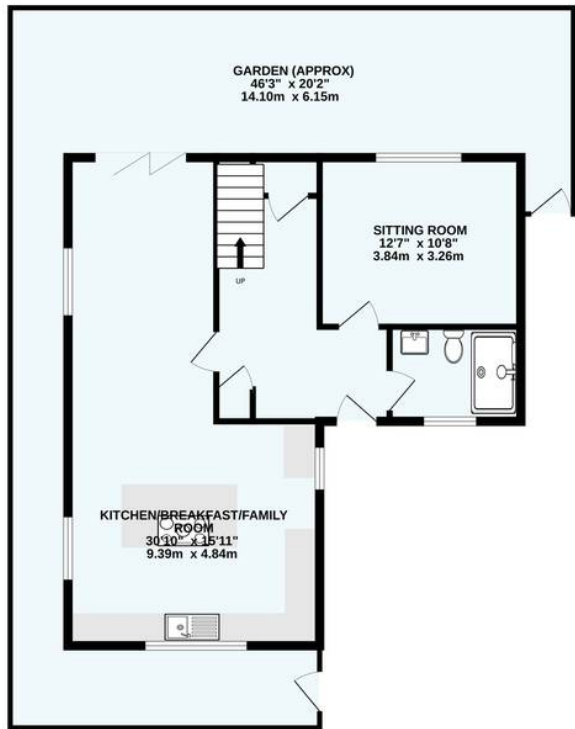
A four/five bedroom, five bath/shower room, one/two reception room, detached house, build approximately three years ago. With an EPC rating of B and a fully paved patio garden, this property, in our opinion, offers an exciting opportunity if you are looking for an energy efficient, low maintenance home, within easy reach of Purley town centre and railway station. Covered porch, entrance hall, ground floor shower room, sitting room/bedroom five, quadruple aspect fully fitted kitchen/breakfast/family room with bi-fold door to rear paved patio garden. Stairs to first floor landing, principal bedroom with en-suite, bedroom two with en-suite, bedroom four, family bathroom. Stairs to second floor landing, 27'+ bedroom three/games room, large family bathroom. Front garden with block paved driveway, gated access to rear garden. Fully paved and fenced rear patio garden.

- FOUR/FIVE BEDROOMS INCLUDING GROUND FLOOR BEDROOM IF REQUIRED
- FIVE BATH/SHOWER ROOMS
- TWO RECEPTION ROOMS INCLUDING OPEN PLAN KITCHEN/BREAKFAST/FAMILY ROOM
- EASY MAINTENANCE FULLY FENCED PAVED PATIO GARDEN
- BUILT APPROXIMATELY THREE YEARS AGO WITH AN EPC RATING OF "B"
- OFF STREET PARKING, WALKING DISTANCE OF CUMNOR HOUSE SCHOOL, PURLEY TOWN CENTRE & RAILWAY STATION
- COUNCIL TAX BAND - G

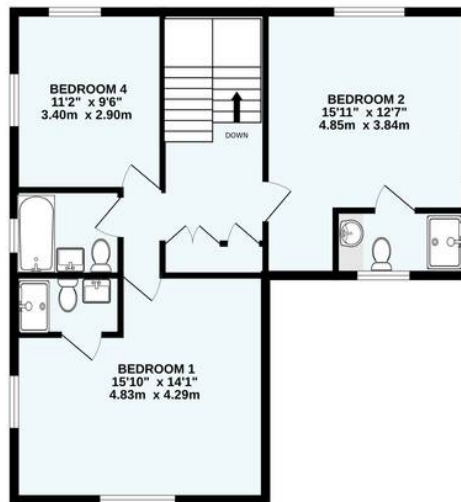




GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 1879sq.ft. (174.6 sq.m.) approx.  
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# ShineRocks Estate Agents

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For clarification purposes, we wish to inform prospective purchasers that these details have been prepared as a general guide only. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and generally to maximum dimensions and should not be relied upon for carpets or furnishings. Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows and room sizes are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should only be used as such.