



**12A Victoria Avenue, South Croydon – CR2 0QP**

Guide Price **£725,000**







## 12A Victoria Avenue

South Croydon, South Croydon

A three bedroom detached home situated in a convenient location within a short walk to three main line train stations. Spacious open plan kitchen, Lounge and conservatory, large garden and parking

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Detached family home on a level plot
- Three generously sized double bedrooms
- Refitted open-plan kitchen/breakfast room
- Conservatory with garden access
- Downstairs cloakroom & Outside W/C
- Refitted family bathroom
- Larger-than-average garage
- Extensive off-street parking
- Potential to extend (STPP)
- Outside W/C





**Full Description:**

Park & Bailey are delighted to present to the market this deceptively spacious and beautifully presented three double bedroom detached home, situated in a popular and quiet residential road. This exceptional property offers both immediate comfort and exciting future potential, making it ideal for downsizers or families seeking a long-term home.

Perfectly positioned for commuters, the property is within easy walking distance of three mainline stations: Purley Oaks (0.3 miles), Sanderstead (0.6 miles), and Purley (0.9 miles), offering fast and frequent services into London.

Internally, the home boasts a thoughtfully redesigned, dual-aspect refitted kitchen/breakfast room—a real showstopper and the true heart of the home. This open-plan space is ideal for family living and entertaining. Additional ground floor highlights include a spacious formal reception room, a second reception area/conservatory with direct access to the south-facing, landscaped garden, and a practical downstairs cloakroom.

Upstairs, you'll find three well-proportioned double bedrooms, all offering excellent natural light and versatility, complemented by a modern refitted family bathroom.

Externally, the property impresses with a beautifully maintained rear garden enjoying a sunny southerly aspect, while the front provides a large private driveway and a larger-than-average garage—ideal for storage or future conversion.

With the added benefit of scope to extend (subject to planning permission), this home represents a rare opportunity in a sought-after location.

**Viewing is highly recommended to truly appreciate the size, layout, and potential of this wonderful home.**



## Victoria Avenue, South Croydon, CR2

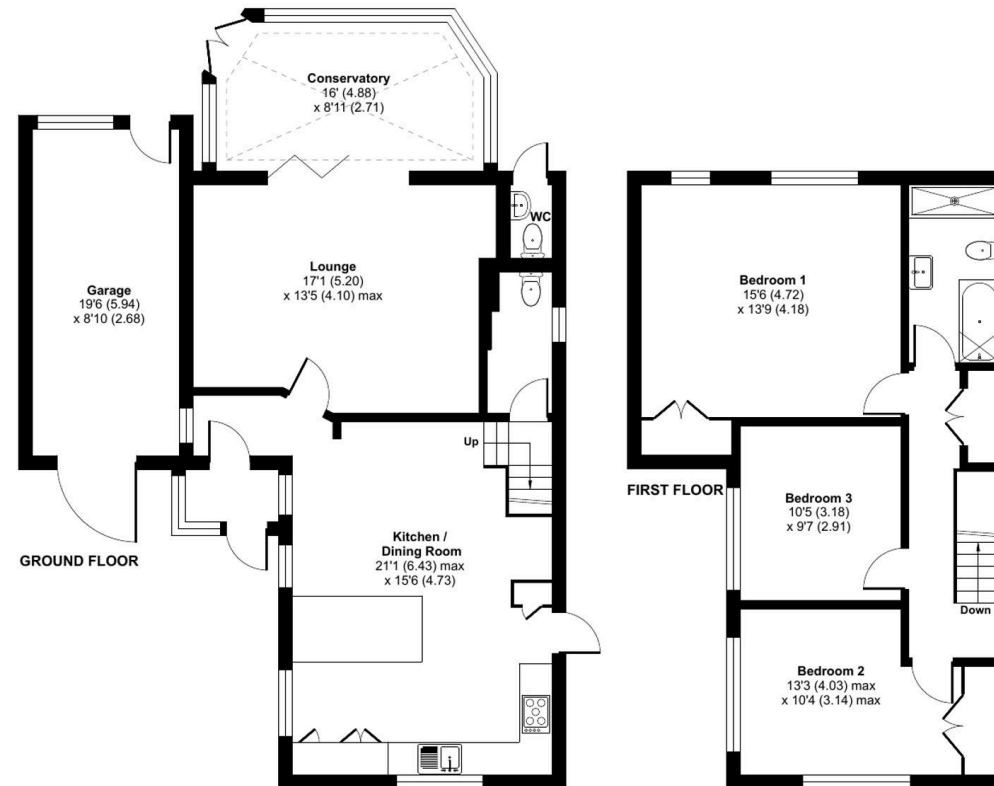
Approximate Area = 1439 sq ft / 133.6 sq m

Outbuilding = 11 sq ft / 1 sq m

Garage = 171 sq ft / 15.8 sq m

Total = 1621 sq ft / 150.4 sq m

For identification only - Not to scale







## Park & Bailey Warlingham

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