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Alfriston Avenue, Croydon CR0 3DD


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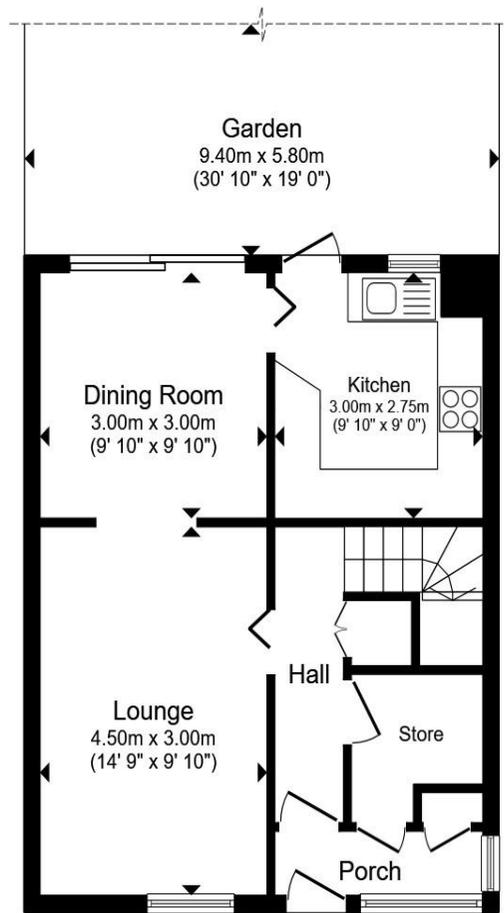
welcome to

Alfriston Avenue, Croydon

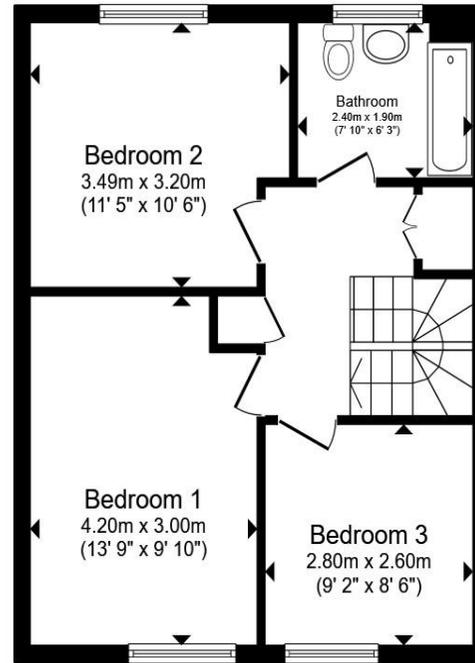
This well-proportioned three-bedroom terraced home offers approximately 957 sq ft of comfortable living space and is available to the market with no onward chain. Set on a quiet residential road, the property provides generous room sizes throughout and an excellent layout for both families and first-time buyers. On the ground floor, the entrance porch opens into a welcoming hallway with useful storage. The bright and spacious lounge sits at the front of the home, featuring a wide window that allows plenty of natural light. To the rear, the separate dining room offers a pleasant outlook onto the garden and provides direct access through patio doors, creating a lovely setting for everyday dining and entertaining. The kitchen is fitted with ample cabinetry, work surfaces, and space for appliances, with an additional door leading to the garden. The first floor comprises three well-sized bedrooms. The principal bedroom spans the full width at the front and includes fitted storage. Two further bedrooms sit to the rear, each offering good proportions and flexibility for use as sleeping accommodation, a study, or guest space. A family bathroom completes the upper floor.



The rear garden extends approximately 30 ft and offers a mix of paving and lawn, making it easy to maintain while still providing room for outdoor seating, play space, or further landscaping potential. Alfriston Avenue is well positioned for local transport links including bus routes and nearby rail connections, offering access to East Croydon, London Bridge, and London Victoria. The area benefits from convenient amenities such as local shops, supermarkets, and eateries, with open green spaces including nearby parks providing opportunities for leisure and recreation.



Ground Floor



First Floor



Total floor area 88.9 m² (957 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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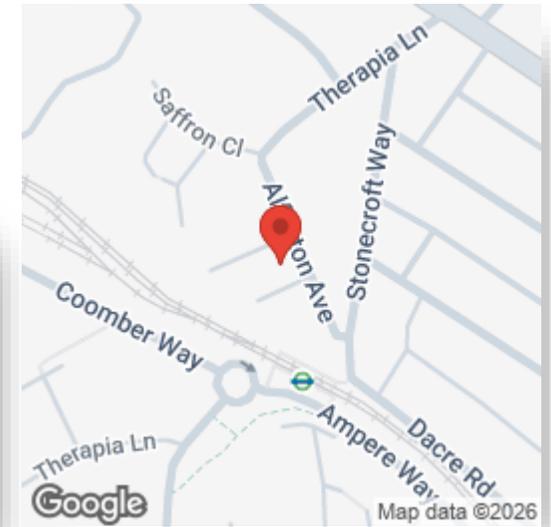
Alfriston Avenue, Croydon

- Three-bedroom family home
- Dual-aspect lounge
- Large rear garden with patio and lawn areas
- No chain
- Close to transport and amenities

Tenure: Freehold EPC Rating: C
Council Tax Band: D

offers in excess of

£425,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH114509



Property Ref:
THH114509 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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