



**Waddon Park Avenue, Croydon CR0 4LW**

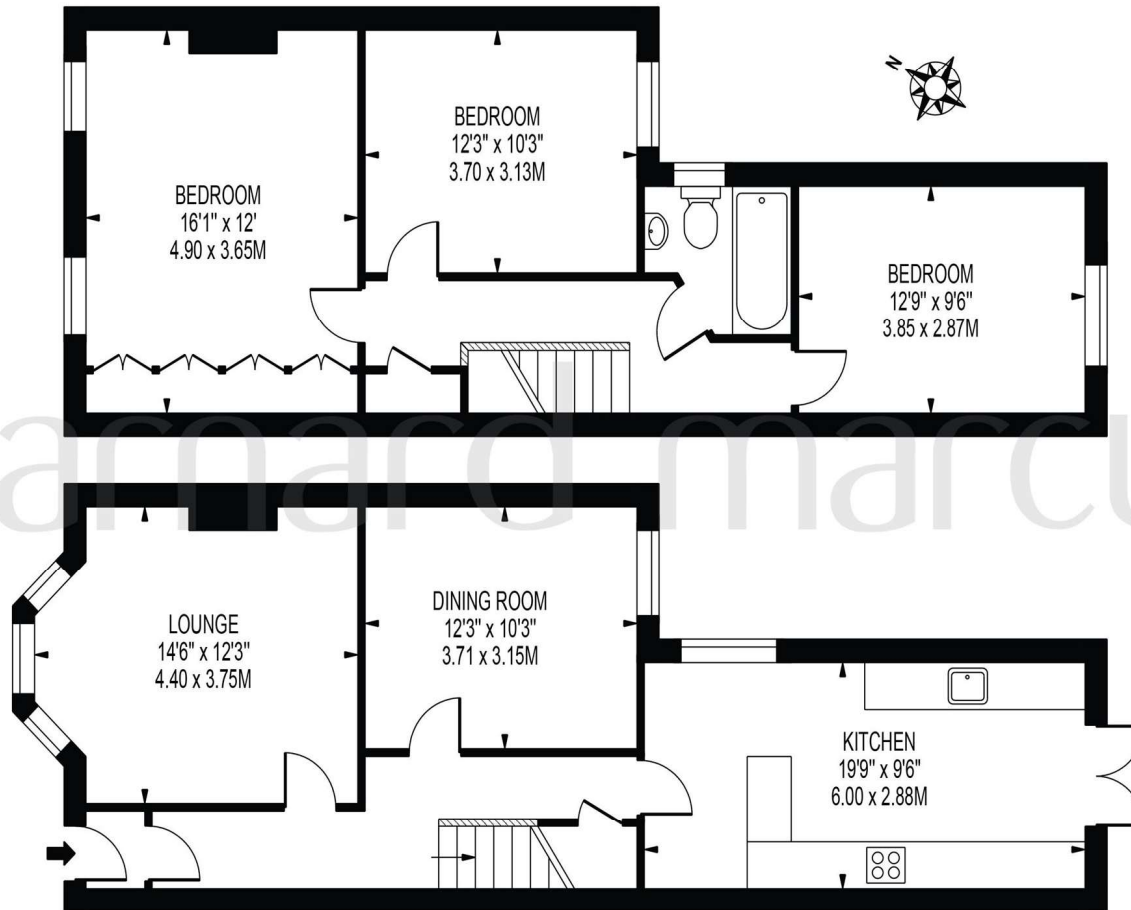
**welcome to**  
**Waddon Park Avenue, Croydon**

GUIDE PRICE £450,000 - £475,000: A beautifully presented, larger than average 3 double bedroom semi detached family home, with 2 reception rooms and scope for extending (STPP).



## WADDON PARK AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1186 SQ FT - 110.14 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Situated on the ever popular Waddon Park Avenue, this beautifully presented three double bedroom semi-detached family home is offered chain free and in immaculate move in ready condition. A bright entrance hallway with high ceilings sets the tone for the spacious accommodation throughout.

The generous front reception room is flooded with natural light from the attractive bay window and features a charming fireplace, creating a warm and welcoming living space. A second large reception room offers fantastic flexibility as either a formal dining room, family room or additional lounge. To the rear, the extended kitchen has been stylishly finished with sleek modern units, generous worktop space and a built-in breakfast bar, perfect for busy family life.

The private rear garden provides a peaceful retreat with both patio and lawn areas, ideal for relaxing or entertaining. Upstairs are three genuine double bedrooms, including an enormous principal bedroom with dual windows, high ceilings and ample space for additional furniture. The remaining bedrooms are both excellent size doubles. The family bathroom is tastefully finished with a full-size bath, overhead shower and window for natural ventilation.

Further benefiting from huge loft conversion potential (STPP), this is a superb long-term family home in a sought-after location close to excellent transport links and local amenities.

**welcome to**

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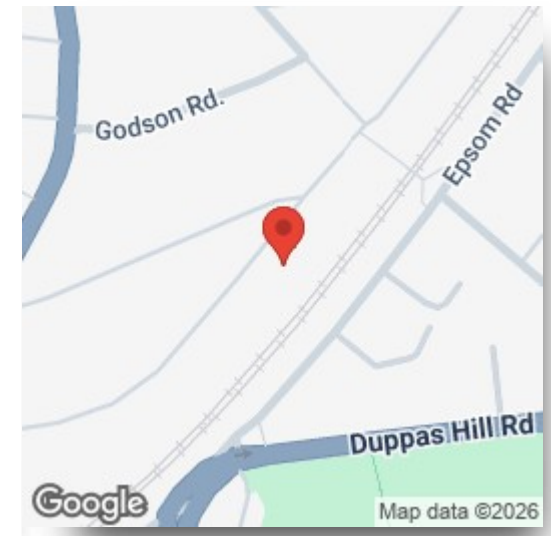
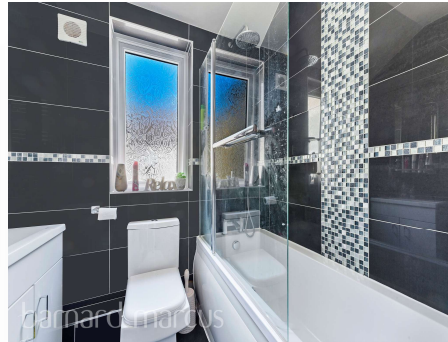
- CHAIN FREE
- 3 Double Bedrooms
- Free Parking
- Stunning Condition
- Semi Detached
- Potential to Extend (STPP)
- Close to Transport Links and Amenities
- 2 Reception Rooms

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

**£450,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CRY113556 - 0004

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