



- Chain Free
- Four bedrooms
- Detached
- Edwardian features
- Three reception rooms

1 Kendall Avenue South, South Croydon, CR2 0QR

Asking Price Of £725,000

A splendid Edwardian 4 bedroom, 3 reception room detached house with a wealth of period features including picture rails, plaster moulded cornicing and ceiling architraving. Conveniently situated in a tree lined road within easy reach of Purley Oaks and Sanderstead stations. Internally offering an impressive reception hall, a dining room with bay window, a bright and spacious lounge to the rear enjoying the outlook onto the level rear garden, a traditional breakfast room leading through to a fitted kitchen. The first floor entertains four good size bedrooms, one family bathroom and boasts loft space should anyone wish to convert into a master bedroom and en suite STPP. Other noteworthy features include a detached single garage and off street parking via the driveway. Local bus services provide access into Croydon, Selsdon and Purley which offer a range of shops, bars and restaurants.



Property Description

ENCLOSED PORCH

Double glazed windows to side, original front door to entrance hall.

RECEPTION ENTRANCE HALL

Stairs to first floor, radiator, double glazed window, coving to ceiling, cupboard under stairs, cloaks cupboard.

DINING ROOM

Double glazed bay window to front, radiator, power points, feature fireplace with surround, picture rail, coving to ceiling.

LOUNGE

Dual aspect with double glazed side windows, double glazed sliding patio doors to garden, radiator, feature fireplace with surround, coving to ceiling, power points.

BREAKFAST ROOM

Radiator, power points, double glazed window, double glazed door to side, larder cupboard.

KITCHEN

Fitted wall and base units, gas point for cooker, 1 1/2 sink and drainer unit with mixer tap, part tiled walls, power points, double glazed window, plumbing for dish washer, plumbing for washing machine, wall mounted boiler, integrated fridge freezer, door cloakroom.

DOWNSTAIRS CLOAKROOM

Wash hand basin, low level w.c., radiator, full tiled walls, double glazed window, double glazed door to garden.

LANDING

Access to loft, power point, picture rail.

BEDROOM ONE

Double glazed bay window, radiator, power point, wash hand basin, floor to ceiling fitted wardrobes with mirror fronted sliding doors, picture rail.





BEDROOM TWO

Double glazed window, radiator, power points, coving to ceiling, fitted wardrobes to one wall, tiled fire place with surround.

BEDROOM THREE

Double glazed window, radiator, power points, coving to ceiling.

BEDROOM FOUR

Double glazed window, radiator, power points, coving to ceiling, built in wardrobe.

BATHROOM

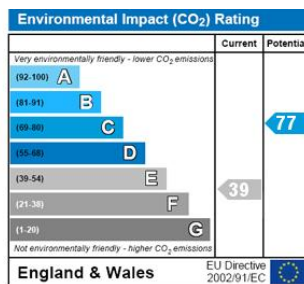
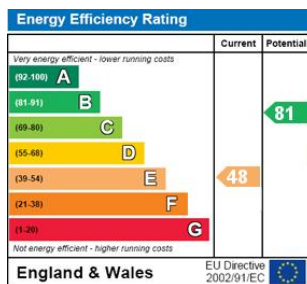
Panelled bath with mixer taps, part tiled walls, double glazed window, pedestal wash hand basin, fully tiled shower cubicle, independent wall mounted shower, radiator, shaver point.

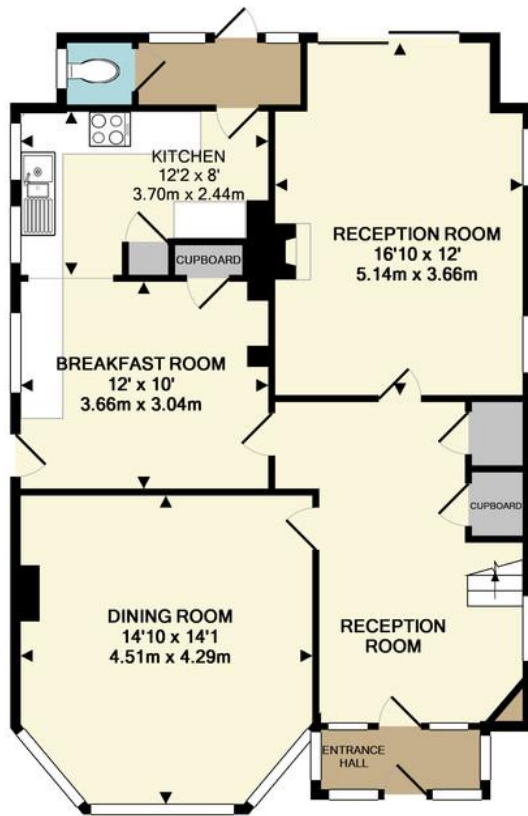
SEPARATE W.C.

Low level w.c., double glazed window.

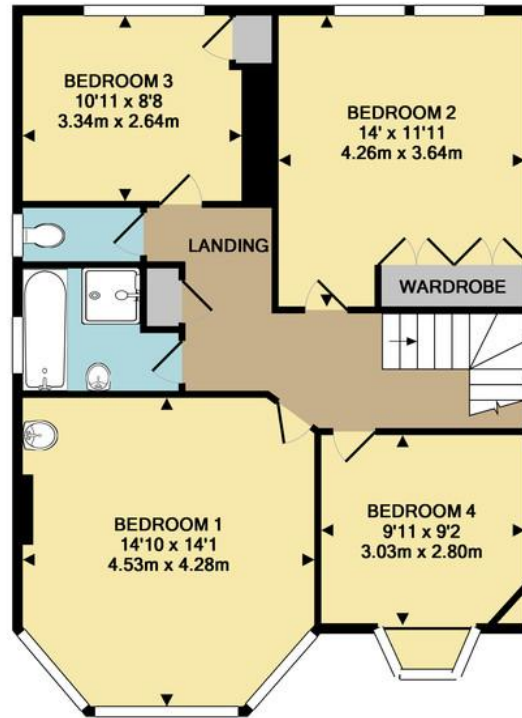
GARDEN

Patio area, level lawn, side access to detached single garage, outside tap, side gate to front of house, two garden sheds, electric garage door.





GROUND FLOOR



1ST FLOOR



GARAGE

TOTAL APPROX. FLOOR AREA 1582 SQ.FT. (147.0 SQ.M.)

Measurements are approximate, not to scale and for illustrative purposes only.
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77/79 Mitchley Avenue
 South Croydon
 Surrey
 CR2 9HN

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