







Woodlands, 27 Waynflete Avenue, Croydon, CR0 4BS

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Guide price £575,000

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ESTATE AGENTS

27 Waynflete Avenue, Croydon, CR0 4BS

Nestled in the tranquil Waynflete Avenue, Croydon, this charming semi detached house offers a perfect blend of comfort and potential. Spanning an impressive 1,573 square feet, the property boasts two spacious reception rooms, ideal for both entertaining guests and enjoying family time. With three generously sized double bedrooms, there is ample space for relaxation and privacy.

The house is set on a large plot, featuring a substantial front garden that enhances its curb appeal. The off-street parking accommodates two/three vehicles, providing convenience for residents and visitors alike. Tucked away in a no-through road, this home offers a peaceful retreat while remaining close to essential amenities.

The location is particularly advantageous, with bus links nearby and Croydon town centre easily accessible, ensuring that shopping, dining, and leisure activities are just a short journey away. Furthermore, the property presents great potential for extension, subject to obtaining the relevant planning permissions, allowing you to tailor the space to your needs.

This delightful home is perfect for families or anyone seeking a spacious and adaptable living environment in a sought-after area. Don't miss the opportunity to make this property your own and explore the possibilities it has to offer.

Accommodation

Entrance Hall
Wood flooring, double glaze leaded light window to side aspect, two radiators, built-in storage cupboard.

Lounge
Cast iron fireplace, two radiators, double glazed leaded light bay window to front aspect, fitted carpet.

Kitchen
Range of cream gloss fitted kitchen units and drawers, laminate worktop, inset stainless steel sink with chrome mixer tap, integrated oven/grill, gas hob with extractor fan above, space for fridge freezer and washing machine, breakfast bar, tiled splashback, vinyl flooring, cupboard housing boiler, double glazed leaded light window to rear aspect, double glazed window and door providing side access to the garden.

WC
Corner wash hand basin with chrome taps, WC, under stairs storage cupboard, radiator, obscure window to side aspect.

Dining Room
Open fireplace, radiator, double glazed leaded light window to rear aspect.

Stairs to 1st floor landing
Double glazed leaded light window to side aspect, radiator, fitted carpet, airing cupboard, loft access.

Bedroom One
Double glazed leaded light windows to front and side aspect, two radiators, fitted carpet, wash hand basin.

Bedroom Two
Double glazed leaded light window to front aspect, radiator, built in cupboard, fitted carpet.

Bedroom Three
Range of built-in wardrobes, radiator, fitted carpet, double glazed leaded light windows to rear aspect.

Large cupboard used as a Study Room
Leaded light window to side aspect, fitted carpet

Bathroom
Jacuzzi bath with chrome mixer tap and showerhead attachment, pedestal wash hand basin with chrome mixer tap, bidet, WC, part tiled walls, vinyl flooring, wall mounted 'Dimplex' heater, shaver point, double glazed obscure windows to side and rear aspect

Outside

Large front garden and driveway providing off street parking, garage, gate for side access.

Detached out buildings

Rear Garden

Side access

BUYER'S INFORMATION
Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £54 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete.

























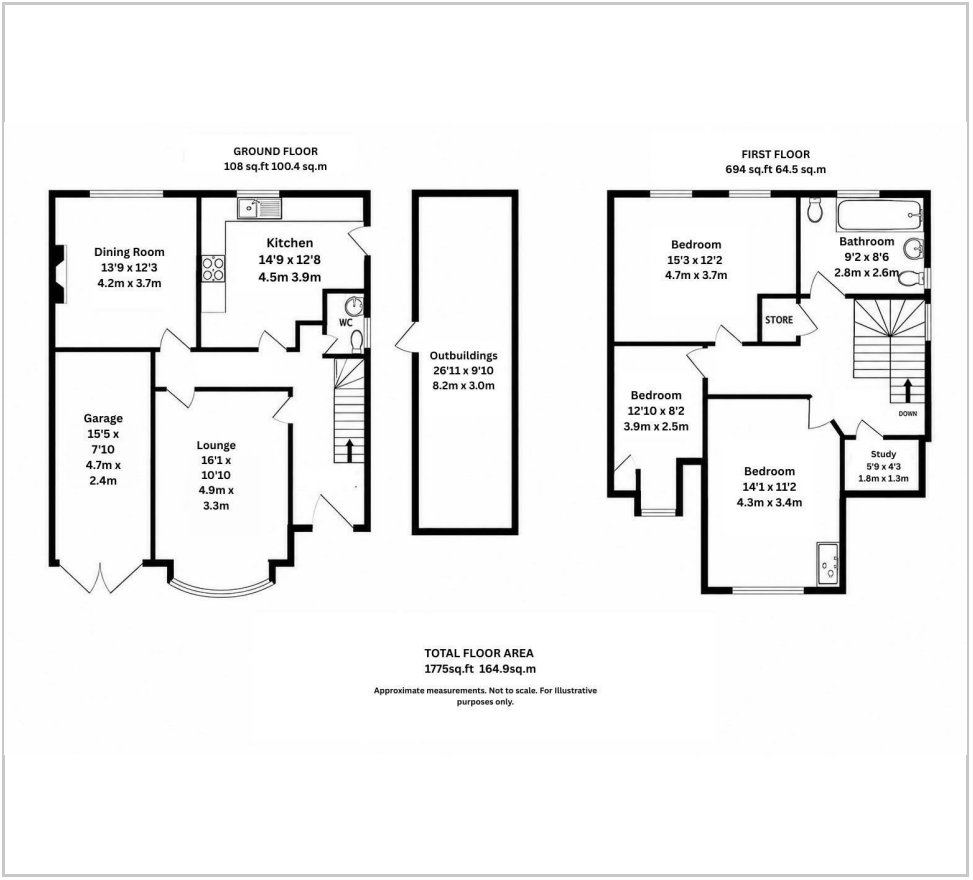


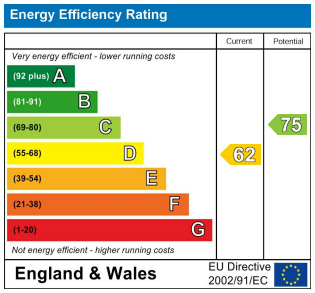

Panasonic
SC-DM210EX-K
COMPACT STEREO SYSTEM





Floor Plan





Viewing

Please contact our Cromwells Office on 0208 647 4422 if you wish to arrange a viewing appointment for this property or require further information.

Additional Information

- Vendor has lived here 30yrs

- Boiler in kitchen cupboard, combi boiler - 6 months old.

- Loft has pull down ladder, boarded for storage.

- Garage has power.

- Next to playing fields, no through road. Vendor says it's nice and quiet.

The information provided within these property details has been supplied by the vendor and is intended as a general guide only. Whilst we make every effort to ensure accuracy, we cannot guarantee the completeness or correctness of the information, including but not limited to boundaries, services, installations, or dates of works such as boiler installation. All prospective purchasers should satisfy themselves by inspection, survey, and/or independent enquiries. This information does not form part of any offer or contract, and no reliance should be placed upon it as statements of fact.

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