

FOR SALE

£340,000 Freehold



23 Broadway Avenue, Croydon, Surrey. CR0 2LP

- Two Double Bedrooms
- Two Reception Rooms
- Modern Upstairs Bathroom
- Fitted Kitchen
- Quiet Cul-De-Sac
- No Onward Chain
- Double Glazing
- Gas Central Heating
- Plenty Of Potential
- Must Be Seen



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PROPERTY DESCRIPTION

Situated in a quiet & ever popular & highly convenient cul-de-sac within a two to fifteen minute walk of most local amenities including Selhurst & Thornton Heath Train Stations, bus routes, local shops, supermarkets, parkland & well regarded schools including the BRIT school. This two double bedroom house offers spacious accommodation with plenty of natural light throughout and possible potential to alter the first floor into a three bedroom's house without extending into the loft. This two double bedroom Victorian terraced hose benefits from gas central heating, double glazing, a large kitchen & a large upstairs bathroom. No Onward Chain.



ROOM DESCRIPTIONS

Front Garden:

Original quarry tiled path to:

Porch:

Glazed front door to:

Entrance hall:

Frosted picture window, radiator, stairs to first floor landing, doors to:

Lounge:

11' 10" x 10' 4" (3.61m x 3.15m) Double glazed casement window into square bay, double radiator, ornate cornice, gas fire, power points, fitted carpets.

Dining Room:

13' 0" x 9' 9" (3.96m x 2.97m) Double glazed casement window overlooking rear garden, double radiator, under stairs cupboard, fireplace, cornice, power points, fitted carpet, part glazed door to:

Kitchen:

9' 3" x 7' 10" (2.82m x 2.39m) Dual aspect double glazed casement windows overlooking rear garden, modern matching fitted wall & base units with laminate work stops housing single drainer stainless steel sink unit with mixer tap plumbing for washing machine, power points, vinyl flooring, part glazed door to rear garden.

First floor landing:

Fitted carpet, entrance to loft, doors to:

Bedroom 1:

13' 4" x 10' 3" (4.06m x 3.12m) Two double glazed casement windows to front, radiator, cornice, power points, fitted carpet.

Bedroom 2:

10' 1" x 9' 0" (3.07m x 2.74m) Double glazed casement window overlooking rear garden, radiator, power points, fitted carpet.

Bathroom:

9' 4" x 7' 10" (2.84m x 2.39m) Double glazed casement window to rear, fully tiled walls, double radiator, modern matching white bathroom suite comprising of pane bath with mixer tap, dual flush wc, fitted carpet, vinyl flooring.

Rear Garden:

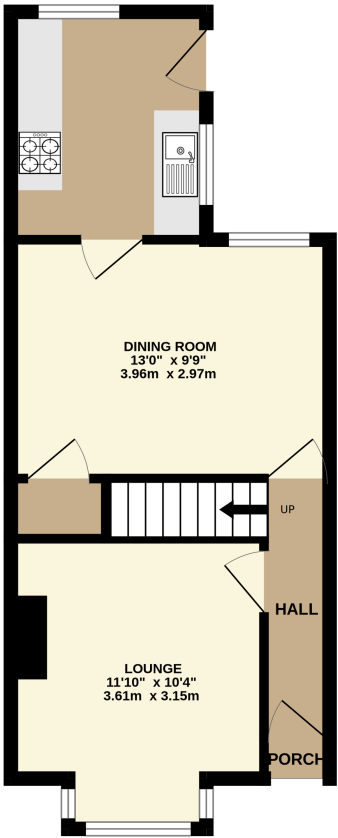
45' 0" x 14' 4" (13.72m x 4.37m) Grass, flower beds, conifer.



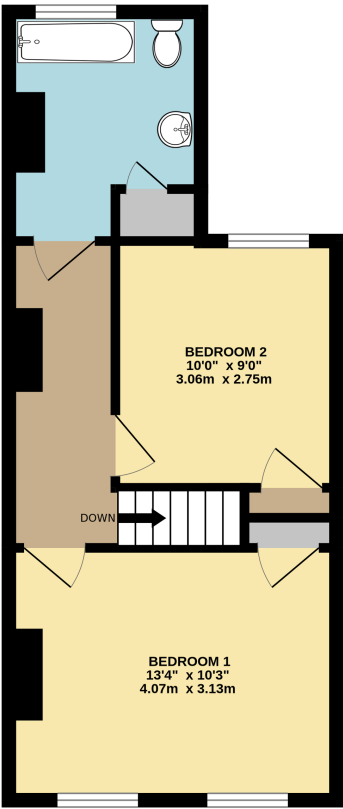
FLOORPLAN & EPC



GROUND FLOOR
367 sq.ft. (34.1 sq.m.) approx.



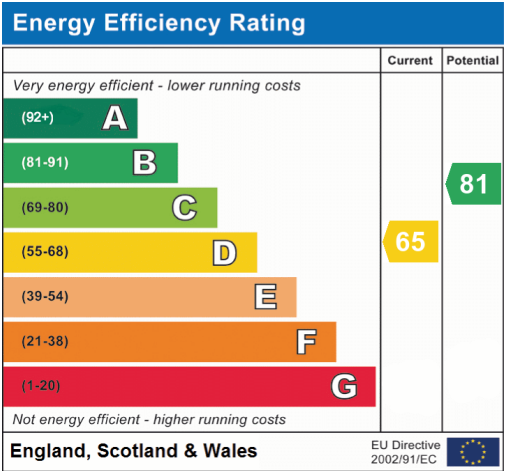
1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA: 733 sq.ft. (68.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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