



**5A AURELIA GARDENS, CROYDON, CR0 3BD**

***Guide Price £425,000 Freehold***



**CHRISTOPHER ST. JAMES**  
Established 1976

Residential / Commercial / Land & Development

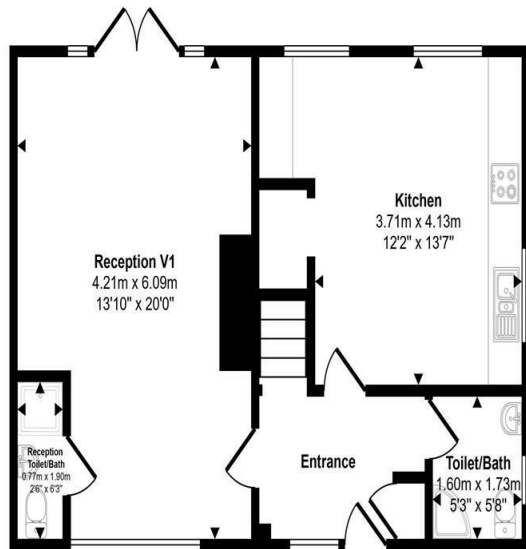
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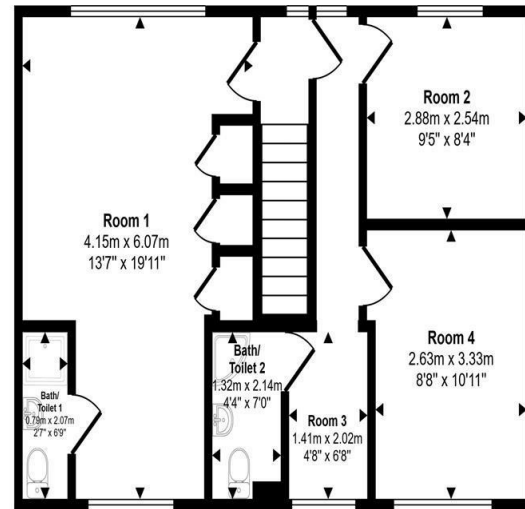
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Approx Gross Internal Area  
109 sq m / 1174 sq ft



Ground Floor  
Approx 54 sq m / 585 sq ft



First Floor  
Approx 55 sq m / 589 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

## Description

Freehold three bedroom detached house presented in clean decorative order benefiting from a large front and rear garden with extension potential subject to the requisite consents, well located for the amenities of Croydon. Vacant.

## Accommodation

Ground Floor - Hallway, Shower Room/WC, Reception Room, Toilet/WC, Kitchen Room.

First Floor - Three Bedrooms, Hallway/Room, Bathroom/WC, Shower Room/WC and Storage.

Total GIA - 1,174 sq ft (109 sq m)

## Location

Croydon is a large town in south London. It is 9.4 miles south of Charing Cross. The principal settlement in the London Borough of Croydon, it is one of the largest commercial districts in Greater London outside Central London, with an extensive shopping district and night-time economy.

The property is located on a residential road convenient to the shopping and restaurant amenities of Thornton Road. Mitcham Common is at the end of the road offering extensive leisure and sporting opportunities.

## Viewings

By appointment

## THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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