



**RAYNERS**  
TOWN & COUNTRY

**KENDALL AVENUE SOUTH**  
**SOUTH CROYDON, SURREY, CR2 0QR**



# 45 KENDALL AVENUE SOUTH

SOUTH CROYDON, SURREY, CR2 0QR

GUIDE PRICE £750,000

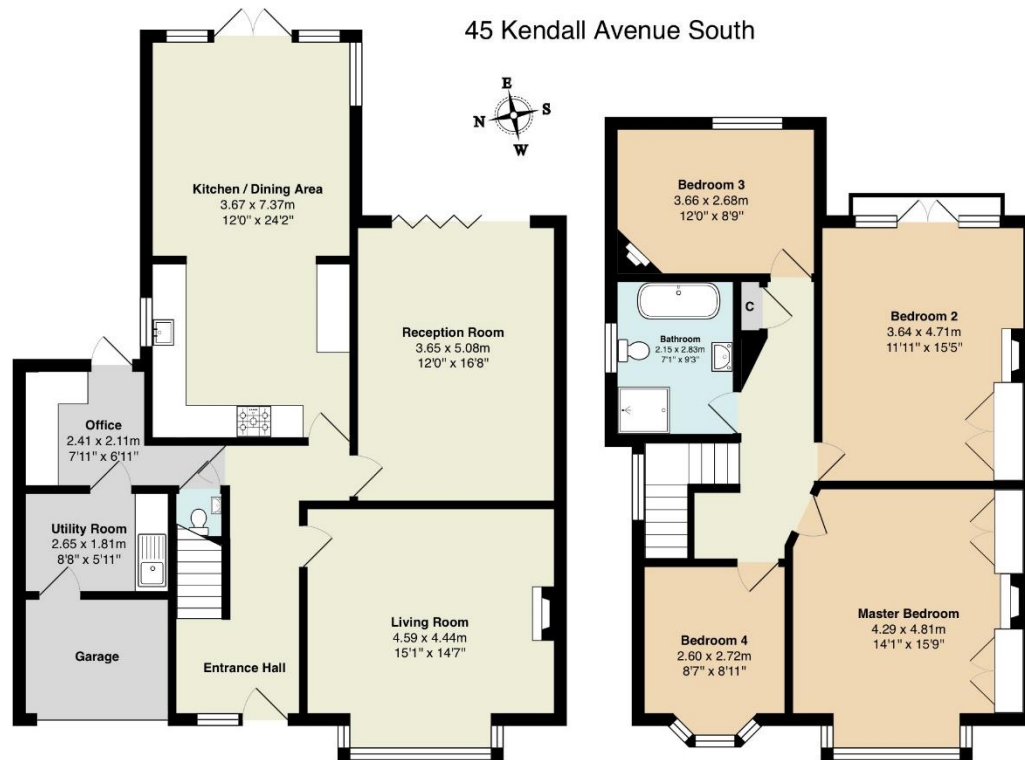
Rayners are delighted to present to the market this superb four bedroom, semi-detached, Edwardian house. In our opinion the property is presented in excellent order throughout and provides generously proportioned family accommodation to include lounge, dining room, study and extended kitchen/breakfast room, utility room and cloakroom to the ground floor. The first floor accommodation includes four bedrooms and a modern family bathroom with stylish egg shaped bath and separate shower. The house retains many character features including fireplaces, bay windows and stained glass. The rear garden is mainly laid to lawn with a patio area and mature shrubs and borders. To the front of the property is a driveway offering off street parking for two cars. Conveniently located for commuters with access between several mainline stations with the closest being Purley Oaks (0.2 miles away), Sanderstead (0.5 miles) and Purley (1 mile). Within the catchment area for desirable schools in all sectors. Viewing is highly recommended.







45 Kendall Avenue South



Total Area: 171.3 m<sup>2</sup> ... 1844 ft<sup>2</sup>

All measurements are approximate and for display purposes only



**Tenure: Freehold**  
**Local Authority: Croydon Council**  
**Council Tax Band: F**  
**EPC Rating: E**

**VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT**

[www.raynersproperties.com](http://www.raynersproperties.com)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. R772

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