



90 Norman Avenue, South Croydon, Surrey, CR2 0QF

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90

Norman Avenue  
South Croydon  
Surrey CR2 0QF

Offers in Excess of £550,000

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Four Bedroom Semi-Detached Family Home | In Need of Modernisation | Close to Transport Links | Popular South Croydon Location  
EPC Rating D. Council Tax Band E.

A spacious four bedroom semi-detached family home, offering well-balanced accommodation arranged over two floors and presenting an excellent opportunity for buyers looking to modernise and personalise a property to their own taste.

The ground floor comprises an entrance porch and hallway, a generous reception room, separate dining room with access to a conservatory and a fitted kitchen overlooking the rear garden. There is also the benefit of a ground floor bedroom and en suite bathroom, offering flexible accommodation for families or those seeking ground-floor living options.

To the first floor are three further bedrooms, including a large principal bedroom, along with a family bathroom. The layout lends itself well to reconfiguration or improvement, subject to the usual consents.

Externally, the property benefits from a private rear garden and frontage with scope to enhance, making it ideal for buyers seeking a home with potential.

The property is conveniently located within easy reach of local transport links, including South Croydon and Sanderstead stations, providing access into Central London, as well as a range of local shops, amenities, and well-regarded schools.

An ideal opportunity for families, investors, or those looking for a project in a well-connected and sought-after area. Early viewing is recommended.



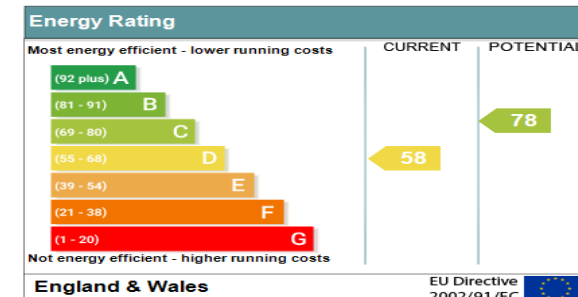


**Nightingale Road, South Croydon CR2**  
**Approx. Gross Internal Area 1259sq ft / 117sq meters**

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.

Plan produced by AR Net Media-www.arnetmedia.uk

Address: 90 Norman Avenue, SOUTH CROYDON, CR2 0QF  
 RRN: 7336-6029-6500-0904-8292



The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.

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**Viewings Strictly by Appointment Only**

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