

# **\$340,000 - 1009 Hilary Ave, CROYDON**

MLS® #PABU2051778

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## **\$340,000**

4 Bedroom, 2.00 Bathroom, 1,520 sqft  
Residential on 0 Acres

### **CROYDON ACRES, CROYDON, PA**

Welcome to 1009 Hilary Ave in desirable Croydon Acres... just a short walk to Croydon Acres Park! Upon arrival you are greeted by a well manicured lawn. This wonderful rancher offers four bedrooms and two full baths. Entering the new front door into the welcoming living room you will notice a fresh coat of paint. Walk down the hallway to find not two but three secondary bedrooms and a full hall bath. Back through the living room into well maintained kitchen, offering all appliances (as-is), you are led into the bright and open dining/family room combo, a great space for the family! Also offered on this side of the home is a convenient utility/laundry room with ample space (even possible room for storage if needed). The split living floor plan offers privacy. With your primary bedroom and spacious en suite featuring a relaxing jacuzzi tub! As if that weren't enough - the family room offers a gorgeous, glass french door. This not only brightens the space with natural light, both sides open to the covered patio and fenced in back yard for easy indoor/outdoor living! I mean bring on those summer gatherings! The back yard also offers a nicely sized shed for your outdoor storage needs! The roof on this home is just about a year old one big ticket item already taken care of for you! The front sidewalk has also been recently replaced. Last but certainly not last this home is just about a 12 minute walk to Croydon Train Station where you can catch a train into any one of our surrounding areas and major



cities! Talk about convenience! This is one home you will want to see as soon as possible as it will not last long! Professional photos coming soon!

Built in 1955

**Essential Information**

MLS® #	PABU2051778
Sold Price	\$340,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,520
Acres	0.15
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Rancher
Status	Closed
Sold Date	July 24th, 2023

**Community Information**

Address	1009 Hilary Ave
Area	Bristol Twp (10105)
Subdivision	CROYDON ACRES
City	CROYDON
County	BUCKS-PA
State	PA
Zip Code	19021

**Interior**

Heating	90% Forced Air
Cooling	Central A/C
# of Stories	1
Stories	1 Story

**Exterior**

Exterior	Frame
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Foundation                      Slab

**School Information**

District                      BRISTOL TOWNSHIP

**Additional Information**

Zoning                      R2

**Listing Details**

Listing Office                      Better Homes and Gardens Real Estate Maturo

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Listing information last updated on May 12th, 2024 at 7:30pm EDT