



**Guide Price**  
**£600,000**

**Freehold**

3x  1x  1x 

**Sundown Avenue, South  
Croydon, Surrey, CR2**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt & west**  
Helping you move forwards



## Main features

- Detached bungalow with garage and driveway for several cars
- Generous size rear garden with patio and beautiful flower beds
- Lounge with feature fireplace and access to the garden
- Good size kitchen with breakfast bar
- Good location for schools and transport links

## Accommodation

### GROUND FLOOR

#### Entrance Hall

Lounge: 17'9 x 13'5 (5.41m x 4.09m)

Kitchen: 12'10 x 11'5 (3.91m x 3.48m)

Bedroom 1: 13'0 x 11'11 (3.97m x 3.63m)

Bedroom 2: 11'11 x 10'1 (3.63m x 3.08m)

Bedroom 3: 9'1 x 9'0 (2.77m x 2.75m)

Bathroom

### OUTSIDE

Garage

Driveway

Front & Rear Gardens

**Call Purley - 020 8660 8882 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

**Ground Floor**  
Approx. 101.8 sq. metres (1095.9 sq. feet)



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