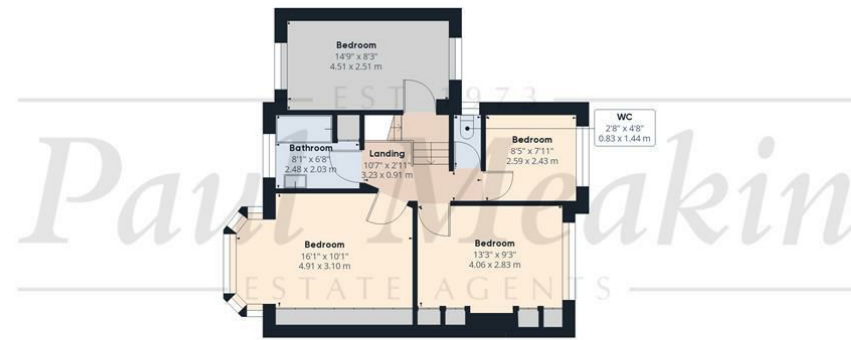




EST 1973
Paul Meakin £725,000 Sundown Avenue, South Croydon, CR2 0RP
 ESTATE AGENTS



Ground Floor



Floor 1



Approximate total area¹⁰
 1779.08 ft²
 165.28 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



A 'chain free' extended four bedroom semi detached family home which offers buyers an abundance of versatile accommodation to create their own perfect home. Located in a popular tree lined residential road this home is a must view with families who need a property to grow with them in a great location within 1/4 mile of Sanderstead village, local primary and senior schools and good transport links. Internally offering a downstairs cloakroom / shower room, two interconnecting receptions areas, a conservatory enjoying direct access to the landscaped level garden, a good sized fitted kitchen leading to a breakfast room, separate utility room, the first floor boasts four good sized bedrooms, refitted bathroom and potential for a loft conversion STPP. Your earliest viewing is advised to appreciate locations and size.

TAX BAND: F

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

- Chain Free
- Extended four bedroom
- Two bathrooms
- Three reception rooms
- Kitchen breakfast room
- Utility room
- Garage
- Secluded garden
- Large driveway



- Hallway
16'3 x 6'7 (4.95m x 2.01m)
- Living room
15'7 x 12'1 (4.75m x 3.68m)
- Dining room
14'10 x 10'10 (4.52m x 3.30m)
- Sunroom
10' x 9'6 (3.05m x 2.90m)
- Kitchen
11'2 x 9'6 (3.40m x 2.90m)
- Breakfast room
10'9 x 8'1 (3.28m x 2.46m)
- Utility room
9'4 x 8'3 (2.84m x 2.51m)
- Cloakroom / Shower room
6'9 x 4'10 (2.06m x 1.47m)
- Bedroom
16'1 x 10'1 (4.90m x 3.07m)
- Bedroom
13'3 x 9'3 (4.04m x 2.82m)
- Bedroom
14'9 x 8'3 (4.50m x 2.51m)
- Bedroom
8'5 x 7'11 (2.57m x 2.41m)
- Bathroom
8'1 x 6'8 (2.46m x 2.03m)
- Separate WC
- Garage
15' x 14'6 (4.57m x 4.42m)

