



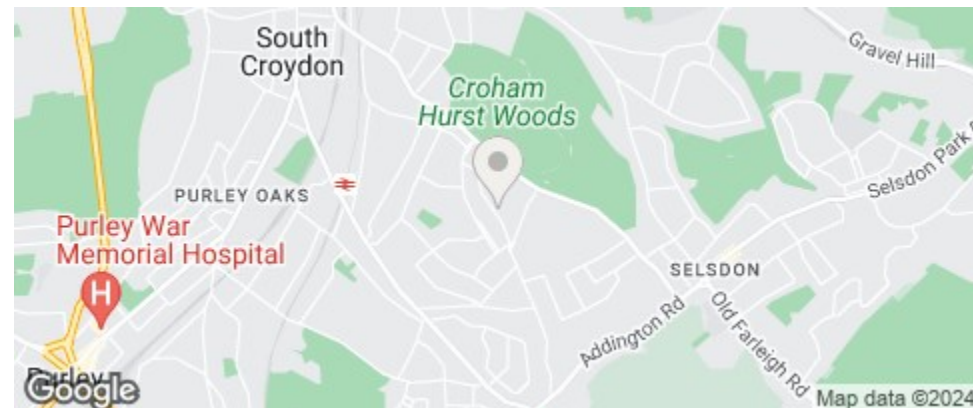
EST 1973
Paul Meakin £800,000 Ewhurst Avenue, South Croydon, CR2 0DG
 ESTATE AGENTS

Paul Meakin is delighted to market this chain-free, well presented, double-fronted detached family home situated on a favorable tree-lined residential road in Sanderstead.

Internally, this property offers a large, double-aspect living room, a spacious separate dining room, downstairs w/c, an open-plan kitchen and additional dining room, a bright and airy sun-room along with direct access to the garage. As you proceed upstairs, you are immediately greeted by a large window lighting up the hallway to the three double bedrooms and a family bathroom with a separate shower room. Throughout the whole property, it offers ample amounts of storage. The large frontage provides a large garage and ample off-street parking via the driveway with side access to the secluded landscape garden, a peaceful oasis.

Ewhurst Avenue is an ideal location for many types of buyers. For the growing family, there are many good local primary and secondary schools, including Ridgeway Primary school, Gresham Primary, Whitgift, Trinity and Riddlesdown Collegiate. Whilst also being close to local amenities, with Elmhurst shops being nearby and convenient for commuters, with transport links including, 412 bus route can be found providing a frequent service as well as being a short distance from Sanderstead and Purley Oaks stations within twenty-five minutes, to London Victoria.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C		69	
(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		



TAX BAND: G

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

Hallway
 7'6" x 15'5" (2.30 x 4.71)
 Living room
 10'7" x 19'9" (3.25 x 6.03)
 Dining room
 10'7" x 14'0" (3.25 x 4.29)
 w/c
 3'10" x 4'0" (1.19 x 1.22)
 Kitchen
 8'11" x 11'6" (2.74 x 3.51)
 Breakfast Room
 8'0" x 12'1" (2.46 x 3.7)
 Reception Room
 10'8" x 11'11" (3.26 x 3.65)
 Landing
 5'10" x 9'11" (1.78 x 3.03)
 Bedroom
 10'8" x 14'11" (3.25m x 4.55m)
 Bedroom
 10'8" x 13'6" (3.27 x 4.13)
 Bedroom
 10'9" x 10'6" (3.28m x 3.20m)
 Bathroom
 10'7" x 6'0" (3.25 x 1.85)
 Shower Room
 5'10" x 2'8" (1.8 x 0.83)
 Garden
 Garage
 8'9" x 19'2" (2.68 x 5.85)
 Off Street Parking

