

Ground Floor



Floor 1

Approximate total area
1491.99 ft²
138.61 m²

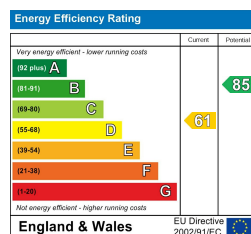
(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS standard.

GIRAFFE360

Porch 6'3" x 2'1" (1.93 x 0.64)	Utility Room 10'0" x 21'3" (3.05 x 6.49)	Bedroom Two 11'5" x 12'11" (3.49 x 3.95)
Entrance Hall 6'9" x 15'1" (2.06 x 4.61)	Downstairs WC 3'8" x 3'1" (1.13 x 0.94)	Bedroom Three 6'10" x 11'4" (2.10 x 3.47)
Kitchen 7'9" x 11'10" (2.38 x 3.63)	Garage 8'0" x 14'8" (2.46 x 4.49)	Bathroom 7'9" x 6'3" (2.38 x 1.93)
Dining Room 12'6" x 11'8" (3.82 x 3.57)	Landing 3'10" x 9'2" (1.19 x 2.81)	Upstairs WC 4'11" x 2'9" (1.50 x 0.86)
Living Room 11'5" x 22'6" (3.49 x 6.87)	Bedroom One 12'9" x 11'7" (3.90 x 3.55)	Garden



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



£725,000 Brian Avenue, South Croydon, CR2 9NJ

- CHAIN COMPLETE
- Detached family home
- Three bedrooms
- Level plot
- Scope to extend STPP
- Two reception rooms
- Refitted kitchen
- Off street parking
- Landscaped garden

THE CHAIN IS COMPLETE AND READY TO PROCEED.
Paul Meakin are delighted to market this rarely available three bedroom detached family home located in a popular tree lined residential road occupying a level position with a south facing landscaped garden. The plot for this property offers buyers the potential for side and rear extension to create the long term forever home STPP.

Internally the large entrance hall leads to two good sized reception rooms, refitted kitchen with access to the utility area and downstairs cloakroom. The first floor offers three good sized bedrooms and a refitted shower room, additional features include garage and off-street parking via driveway.

Brian Avenue is located off Shaw Crescent close to Sanderstead village shopping parade, Waitrose, Gresham, and Atwood schools, Riddlesdown Collegiate, churches, recreation park and village pond together with a choice of tennis, cricket and golf clubs nearby.

Purley, Riddlesdown, Sanderstead and Purley Oaks stations and bus services to Purley, Warlingham, Selsdon and Croydon, walks in Kings Wood, Riddlesdown Common and Purley Beeches are within reach.

EPC Pending



