

Porch
5'7" x 3'2" (1.72 x 0.97)

Kitchen/ Dining Room
15'5" x 21'1" (4.71 x 6.43)

Living Room
16'11" x 13'5" (5.16 x 4.09)

Conservatory
16'0" x 9'1" (4.88 x 2.78)

Downstairs WC
3'9" x 8'9" (1.15 x 2.67)

Garage
12'9" x 18'10" (3.89 x 5.75)

Landing

Bedroom One
15'2" x 13'4" (4.64 x 4.08)

Bedroom Two
13'1" x 10'2" (4.00 x 3.12)

Bedroom Three
9'7" x 10'4" (2.94 x 3.16)

Bathroom
5'6" x 10'5" (1.69 x 3.19)

Garden

Outside WC

Garage
18'10 x 12'9 (5.74m x 3.89m)



EST 1973

Paul Meakin

ESTATE AGENTS

Approximate total area[®]

1583.59 ft²

147.12 m²

Reduced headroom

8.56 ft²

0.8 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



EST 1973

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£775,000 Victoria Avenue, South Croydon, CR2 0QP

- Deceptively spacious detached
- Refitted kitchen breakfast room
- Two separate reception rooms
- Refitted bathroom
- Scope to extend STPP
- Three double bedrooms
- Downstairs cloakroom
- South facing garden
- Large garage
- Great location

Paul Meakin are delighted to market this deceptively spacious and exceptional three double bedroom detached home which is situated on a level plot in a popular residential road within walking distance to fantastic transport links at Purley Oaks station (0.3 miles), Sanderstead station (0.6 miles) and Purley station (0.9 miles) train station. Internally this property is perfect for buyers either looking to downsize or for buyers searching for a home to grow with them due to the plot size and potential to extend STPP.



The current owners have enjoyed the versatile accommodation and have redesigned the open plan refitted dual aspect kitchen breakfast room which is the heart of the home and the perfect entertaining space, other features include a spacious reception room leading to a conservatory with direct access to the level landscaped south facing garden, a downstairs cloakroom, refitted family bathroom and three good sized bedrooms plus a larger than average garage and large private frontage providing off street parking for multiple cars.

Your earliest viewing is advised to fully appreciate the presentation, location, potential and size.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	67	82
(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		
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 and 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



