Paul Meakin

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147.12 m²

8.56 ft² 0.8 m

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)

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)

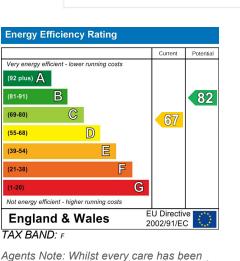
Bathroom 5'6" x 10'5" (1.69 x 3.19)

Garden

Outside WC

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





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







£750,000 Victoria Avenue, South Croydon, CR2 0QP

- Deceptively spacious
- Refitted kitchen breakfast room
- Two separate
- Refitted bathroom
- Scope to extend STPP
- Three double
- 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.































