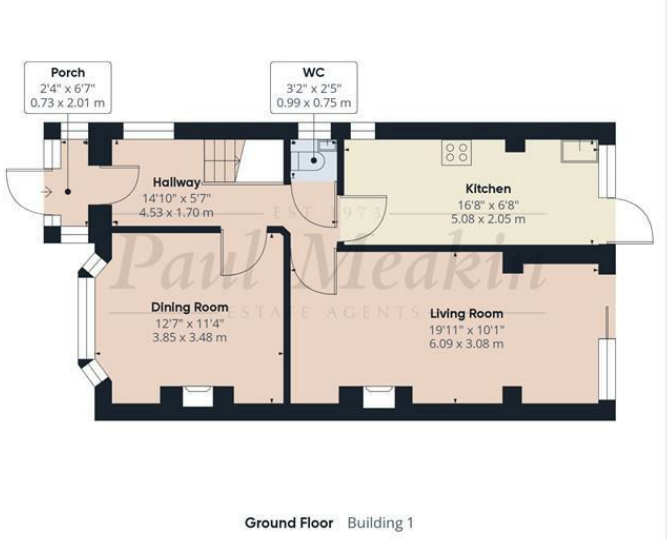
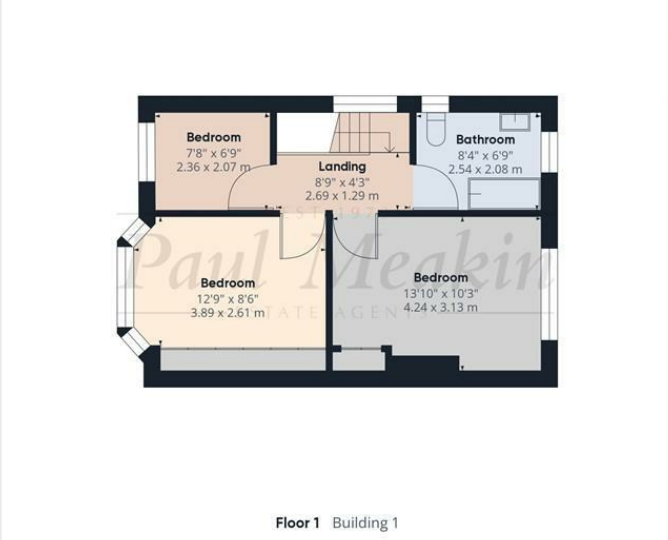




Garage
20'0" x 8'9"
6.12 x 2.68 m

ESTATE AGENTS
Paul Meakin
ESTATE AGENTS

Ground Floor Building 2



EST. 1975

Paul Meakin

ESTATE AGENTS

Approximate total area¹⁰

1141.73 ft²

106.07 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

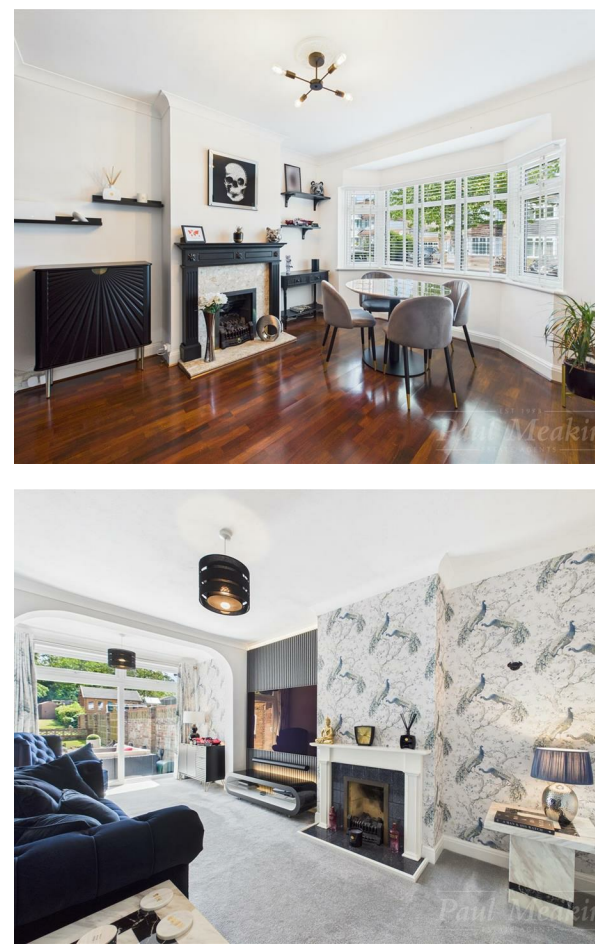
Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360




Offers In Excess Of £525,000 Sundale Avenue, South Croydon,
CR2 8R7


Offers In Excess Of £525,000 Sundale Avenue, South Croydon,
CR2 8R7



The top photograph displays a dining room with a polished dark wood floor. A black leather sofa is positioned against the left wall. In the center, a dining table with a dark top and light-colored legs is surrounded by chairs. A fireplace with a black mantel is visible in the background. The bottom photograph shows a living room with a large arched window on the left, offering a view of a garden. A dark leather sofa is in the foreground. A fireplace with a white surround is set against a wall with a patterned wallpaper. A dining table with a white top and dark legs is on the right. A watermark for 'Paul Meakin' is visible in the bottom right corner of both images.

A modern living room with a large blue leather sofa on the left. In the center is a white fireplace with a television mounted above it. To the right of the fireplace is a side table with a lamp and some decorative items. The room has large windows in the background and a light-colored carpet. The text 'Paul M...' is visible in the bottom right corner.

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		53	79
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care
approximate are for general gu
potential buyers are advised to

- Porch
 - Hallway
 - Downstairs W.C
 - Kitchen
16'8 x 6'8 (5.08m x 2.03m)
 - Living Room
19'11 x 10'1 (6.07m x 3.07m)
 - Dining Room
12'7 x 11'4 (3.84m x 3.45m)
 - Landing
 - Bedroom
13'10 x 10'3 (4.22m x 3.12m)
 - Bedroom
12'9 x 8'6 (3.89m x 2.59m)
 - Bedroom
7'8 x 6'9 (2.34m x 2.06m)
 - Bathroom
 - Garden
 - Garage
20'0 x 8'9 (6.10m x 2.67m)
 - Off Street Parking
- CHAIN FREE
 - Off-street parking
 - Garage
 - Two separate reception rooms
 - Re-fitted kitchen
 - Modern ambient lighting throughout

