Entrance Hall
14'9" x 7'10" (4.51 x 2.41)

Dining Room
14'6" x 11'10" (4.43 x 3.63)

Living Room
15'7" x 14'0" (4.75 x 4.29)

Kitchen
9'6" x 10'3" (2.90 x 3.13)

Breakfast/ Utility Room
10'4" x 5'10" (3.17 x 1.78)

Landing

Bathroom
7'4" x 5'10" (2.25 x 1.79)

Bedroom One
12'0" x 15'5" (3.68 x 4.72)

En suite shower room
3'11" x 6'10" (1.21 x 2.10)

Bedroom Two
12'7" x 11'3" (3.86 x 3.44)
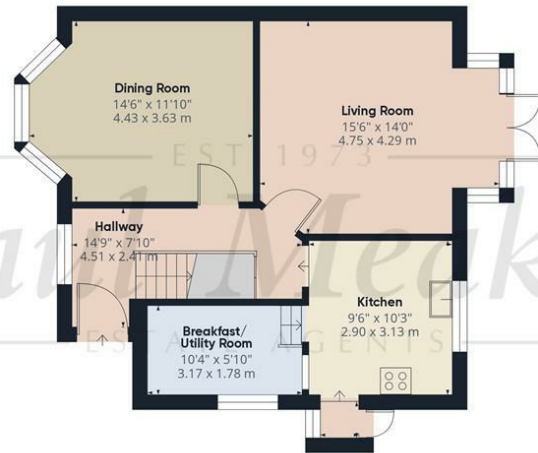
Bedroom Three
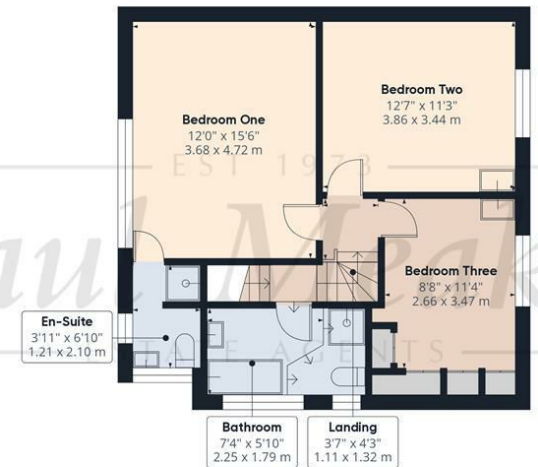8'8" x 11'4" (2.66 x 3.47)

Garage
15'9" x 7'9" (4.82 x 2.37)

Large Garden

Ground Floor   Building 1

Dining Room
14'6" x 11'10"
4.43 x 3.63 m

Living Room
15'6" x 14'0"
4.75 x 4.29 m

Hallway
14'9" x 7'10"
4.51 x 2.41 m

Kitchen
9'6" x 10'3"
2.90 x 3.13 m

Breakfast/ Utility Room
10'4" x 5'10"
3.17 x 1.78 m

Floor 1   Building 1

Bedroom One
12'0" x 15'6"
3.68 x 4.72 m

Bedroom Two
12'7" x 11'3"
3.86 x 3.44 m

Bedroom Three
8'8" x 11'4"
2.66 x 3.47 m

En-Suite
3'11" x 6'10"
1.21 x 2.10 m

Bathroom
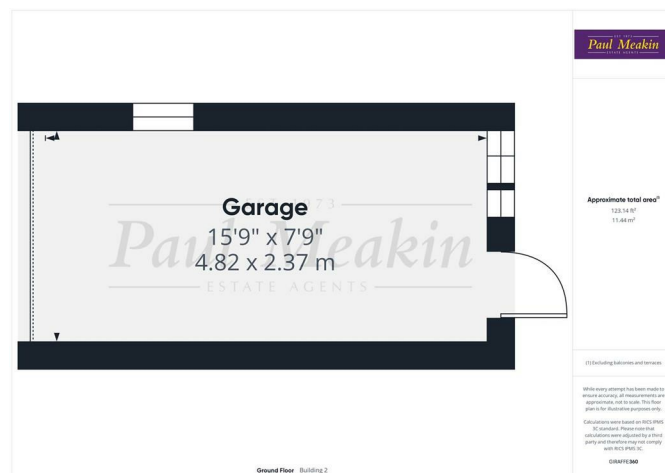7'4" x 5'10"
2.25 x 1.79 m

Landing
3'7" x 4'3"
1.11 x 1.32 m

Approximate total area⁽¹⁾
1191.27 ft²
110.67 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 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.

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Garage
15'9" x 7'9"
4.82 x 2.37 m

Ground Floor   Building 2

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	53	
(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 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

Paul Meakin
EST 1973
ESTATE AGENTS

Offers In Excess Of £700,000   Beech Avenue, South Croydon, CR2 0NN

- **Chain Free**
- **Detached**
- **Three double bedrooms**
- **Fitted kitchen with split level breakfast/ utility room**
- **Refitted family bathroom**
- **En-suite to master bedroom**
- **Large plot**
- **Garage**
- **Off street parking**
- **Scope to extend STPP**

A 'Chain Free' three double bedroom detached family home located on a level plot within a popular residential road offering scope to extend STPP. Internally offering versatile accommodation which comprises of two good sized reception rooms, a fitted kitchen with a split level breakfast/ utility area, refitted bathroom with three piece suite, master bedroom with en-suite plus two further double bedrooms, large garden, garage/ workshop, private frontage with driveway creating off street parking.

Beech Avenue is situated off Purley Downs Road, close to Purley Downs Golf Course and within reach of Wettern Gardens and Purley Beeches, a choice of tennis, cricket and golf courses and churches. Within walking distance of Purley Oaks station (0.3 miles) and Sanderstead station (0.3 miles) both with great links to central London. Purley is just over a mile away and offers a comprehensive range of amenities. The 403 bus service runs from Sanderstead Road to Warlingham and West Croydon, and the 359 along Purley Downs Road to the surrounding area. Families will appreciate the proximity to esteemed educational institutions, ensuring quality education for children of all ages. including Atwood, Gresham, Royal Russell, Whitgift and Trinity schools.

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