

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)

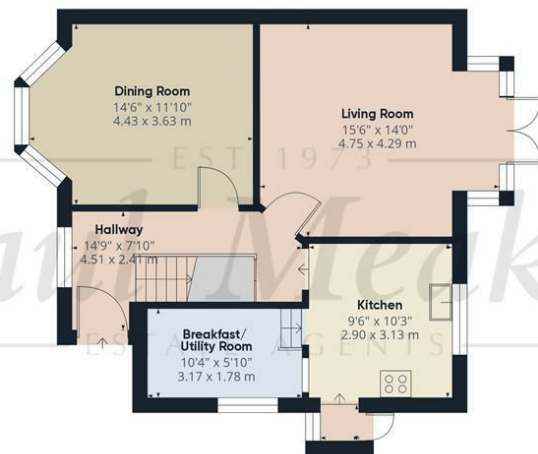
Garage  
15'9" x 7'9" (4.82 x 2.37)

Large Garden

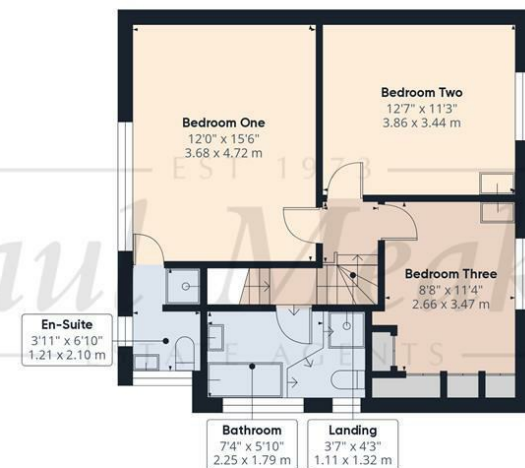
| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 84                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   | 53      |                         |
| (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



Ground Floor Building 1



Floor 1 Building 1

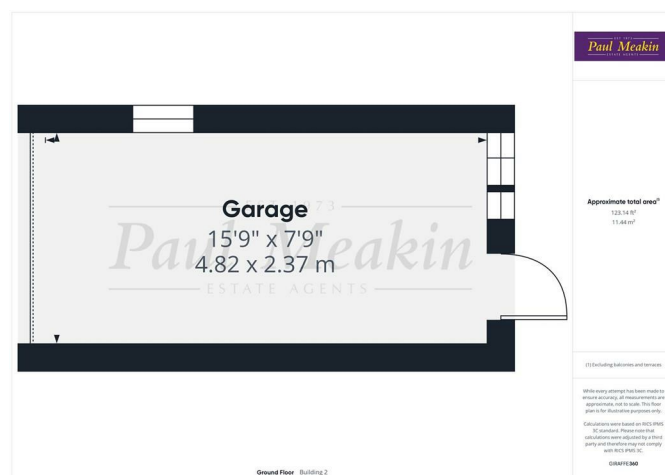
Approximate total area<sup>®</sup>  
1191.27 ft<sup>2</sup>  
110.67 m<sup>2</sup>

(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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Ground Floor Building 2

Approximate total area<sup>®</sup>  
122.14 ft<sup>2</sup>  
11.48 m<sup>2</sup>

(1) Excluding balconies and terraces.

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GIRAFFE360



EST 1973  
**Paul Meakin**  
ESTATE AGENTS

Asking Price of £650,000 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 Wettren 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.

