



**OVER 60?**  
Secure this property  
for up to **59% less!**

**Guide Price**  
**£440,000**

**Freehold**

2x 2x 1x

**Sundale Avenue, South  
Croydon, Surrey, CR2**

**cubitt & west**  
Helping you move forwards



## Main features

- **Stunning 2 bedroom new build detached bungalow**
- **10 year new build warranty**
- **Driveway and large rear garden with patio and level lawn**
- **Open plan lounge/kitchen/diner**
- **Bedroom 1 with en-suite shower room**

## Accommodation

### GROUND FLOOR

#### Entrance Hall

Lounge/Kitchen/Diner: 31'0 x 15'1 (9.46m x 4.60m)

Bedroom 1: 12'2 x 10'3 (3.71m x 3.13m)

#### En-Suite Shower Room

Bedroom 2: 14'3 x 11'2 (4.35m x 3.41m)

#### Bathroom

### OUTSIDE

#### Rear Garden

#### Driveway

**Ground Floor**  
Approx. 71.8 sq. metres (772.6 sq. feet)



**Call Purley - 020 8660 8882 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease



CURRENT:  
C(77)

POTENTIAL:  
B(82)

