

Approximate total area<sup>(1)</sup>  
 1500 ft<sup>2</sup>  
 139.3 m<sup>2</sup>

(1) Excluding balconies and terraces  
 Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.  
 GIRAFFE 360

EST 1973  
**Paul Meakin** £700,000 Kendall Avenue, South Croydon, CR2 0NH  
 ESTATE AGENTS



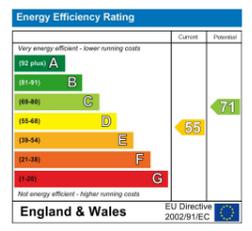
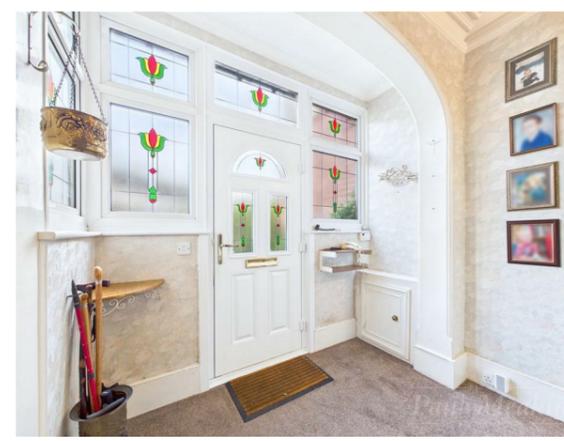
Price Range £700,000 - £725,000  
 A charming four-bedroom period family home spanning an impressive 1,500 square feet offers a perfect blend of comfort and space for family living, located on a popular residential road in South Croydon.

The property features a spacious entrance hall, two inviting reception rooms, and a well-proportioned kitchen/breakfast room — ideal for modern family living. Upstairs provides four good-sized bedrooms, a family bathroom, and a separate WC, offering flexibility and convenience.

Retaining a wealth of period character, the home combines classic features with practical living space, complemented by a private rear garden and off-street parking.

There is additional space within the loft, currently used by the owners as a photography darkroom, offering excellent potential for conversion into further living accommodation.

Ideally positioned within easy reach of Sanderstead and Purley Oaks stations, providing excellent links into London, and well-placed for a range of highly regarded local schools, this is an excellent opportunity to secure a characterful family home in a sought-after location.



Entrance Hall 19'9" x 8'11" (6.02 x 2.73)	Bedroom One 12'11" x 12'1" (3.95 x 3.70)	WC 2'11" x 5'4" (0.91 x 1.63)
Living Room 16'3" x 14'11" (4.97 x 4.57)	Bedroom Two 12'3" x 11'10" (3.74 x 3.62)	Garden
Dining Room 16'1" x 11'10" (4.91 x 3.63)	Bedroom Three 9'10" x 12'0" (3.01 x 3.68)	Off Street Parking
Kitchen/ Breakfast Room 19'6" x 12'0" (5.95 x 3.68)	Bedroom Four 9'2" x 9'10" (2.81 x 3.01)	
Landing	Bathroom 5'7" x 7'0" (1.72 x 2.15)	

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 and 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

- Price Range £700,000 - £725,000
- Four Bedroom period family home
- Bright and spacious throughout
- Two reception rooms
- Kitchen Breakfast room with garden access
- Period features with modern comforts
- Excellent transport links
- Short walk to Purley Oaks and Sanderstead train stations
- Off-street parking
- Good local schools within walking distance

