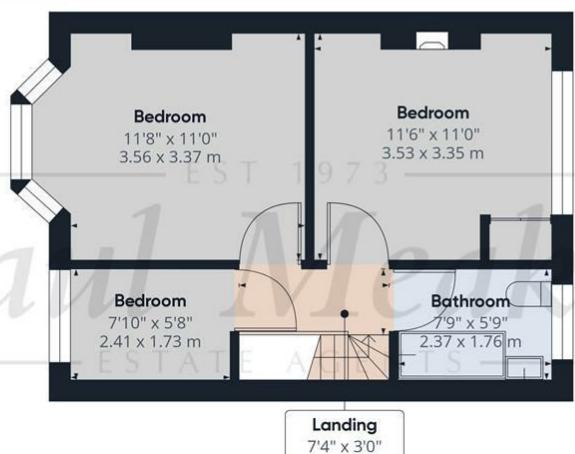




Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
792.87 ft<sup>2</sup>  
73.66 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 are based on RICS IPMS 3C standard.

GIRAFFE360



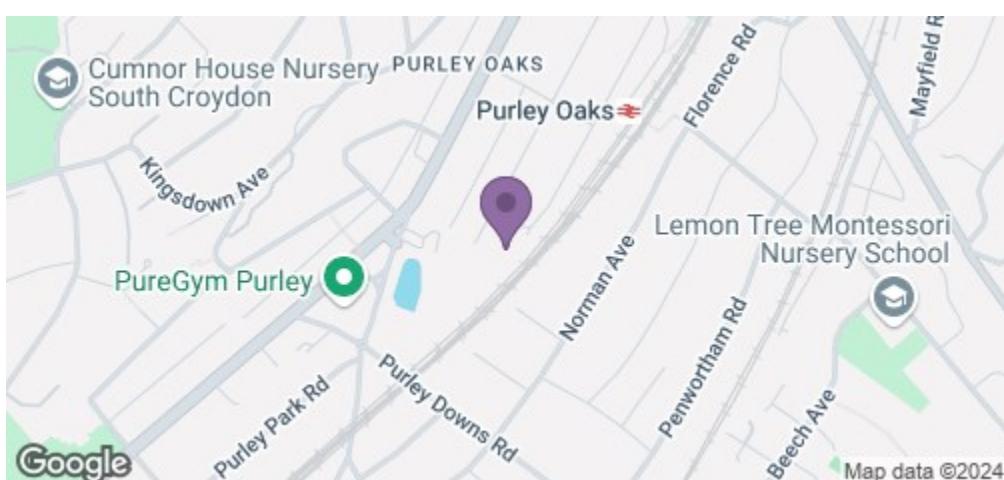
Asking Price of £495,000 Braemar Avenue, South Croydon, CR2 0QB

A Chain Free three bedroom end of terrace house, internally offer bright and spacious open plan living and dining area, fitted kitchen with built in appliances, refitted bathroom, good sized bedrooms, potential for loft conversion and single rear extension STPP. The location is ideal for commuters with the choice of two immediate stations, Purley Oaks being on your doorstep and Sanderstead mainline station being very close at hand, both providing fast and frequent services to central London (Victoria and London Bridge). South Croydon's restaurant quarter has an excellent range of eateries and bars, locally there is a range of independent shops on the Brighton Road & Sanderstead Road for everyday needs. The Purley Way which is close by offers an array of larger style shopping facilities such as electronic superstores, TK Maxx, Ikea, furniture and interior design, supermarkets, there is also entertainment at Valley Park, all of this on your doorstep means there is not far to venture for all of your requirements. Superb outdoor recreation can be found at Kenley & Riddlesdown Commons, and beautiful Farthing Downs a site of special scientific interest, a long strip of grassland with pockets of ancient woodland, It is the most extensive area of semi-natural downland left in Greater London.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		71
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

TAX BAND: D

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



- Chain Free
- Three bedroom
- Open plan living / dining area
- Refitted kitchen
- Refitted bathroom
- End of terrace
- Level garden
- Great location



Hallway

Living area  
14'1 x 11' (4.29m x 3.35m)

Dining Area  
11'6 x 11'1 (3.51m x 3.38m)

Kitchen  
8'2 x 5'4 (2.49m x 1.63m)

Landing

Bedroom  
11'8 x 11' (3.56m x 3.35m)

Bedroom  
11'6 x 11' (3.51m x 3.35m)

Bedroom  
7'10 x 5'8 (2.39m x 1.73m)

Bathroom  
7'9 x 5'9 (2.36m x 1.75m)

Garden

