



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

(1) Excluding balconies and terraces

Calculations are based on RICS IPMS 3C

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GIRAFFE360




Offers In Excess Of £525,000 Sundale Avenue, South Croydon,
CR2 8R7

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We are delighted to welcome to the market this CHAIN FREE, exceptionally well presented and extended three bedroom semi detached home which internally comprises of two separate large reception rooms, a modern extended and refitted kitchen, useful downstairs W.C, impressive family bathroom, far-reaching landscaped rear garden, garage and off-street parking for two cars.

Situated on a popular residential road and being conveniently located for Selsdon Primary School, frequent bus services and near-by tram links into surrounding areas, a short walk away from Selsdon recreational ground and the popular bird sanctuary, also benefitting from Selsdon high street with all of its useful shops and amenities, including Sainsburys, Aldi, Croydon High gym, multiple restaurants and many more.



This really isn't one to be missed, Call now to avoid disappointment!

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		79 53	
England & Wales		EU Directive 2002/91/EC	

TAX BAND: E

Agents Note: Whilst every care
approximate are for general gu
potential buyers are advised to



- Porch
 - Hallway
 - Downstairs W.C
 - Kitchen
16'8 x 6'8 (5.08m x 2.03m)
 - Living Room
19'11 x 10'1 (6.07m x 3.07m)
 - Dining Room
12'7 x 11'4 (3.84m x 3.45m)
 - Landing
 - Bedroom
13'10 x 10'3 (4.22m x 3.12m)
 - Bedroom
12'9 x 8'6 (3.89m x 2.59m)
 - Bedroom
7'8 x 6'9 (2.34m x 2.06m)
 - Bathroom
 - Garden
 - Garage
20'0 x 8'9 (6.10m x 2.67m)
 - Off Street Parking
- CHAIN FREE
 - Off-street parking
 - Garage
 - Two separate reception rooms
 - Re-fitted kitchen
 - Modern ambient lighting throughout

