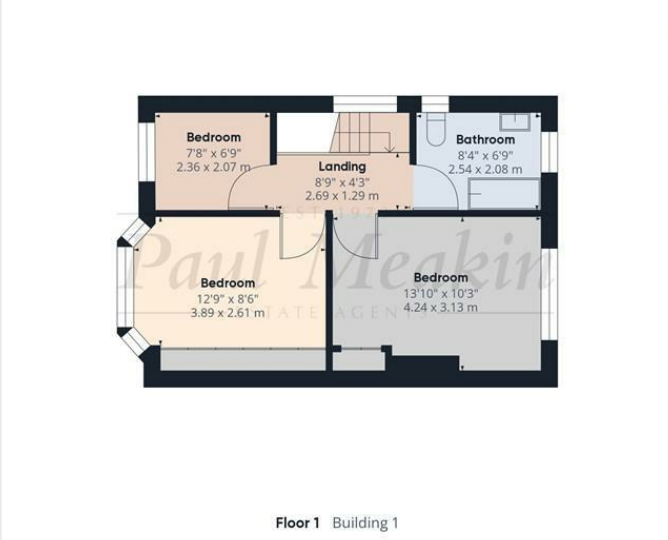


Garage
20'0" x 8'9"
6.12 x 2.68 m

Paul Meakin
ESTATE AGENTS

Ground Floor Building 2

[illegible]

(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

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

Calculations are based on RICS IPMS 3C standard.

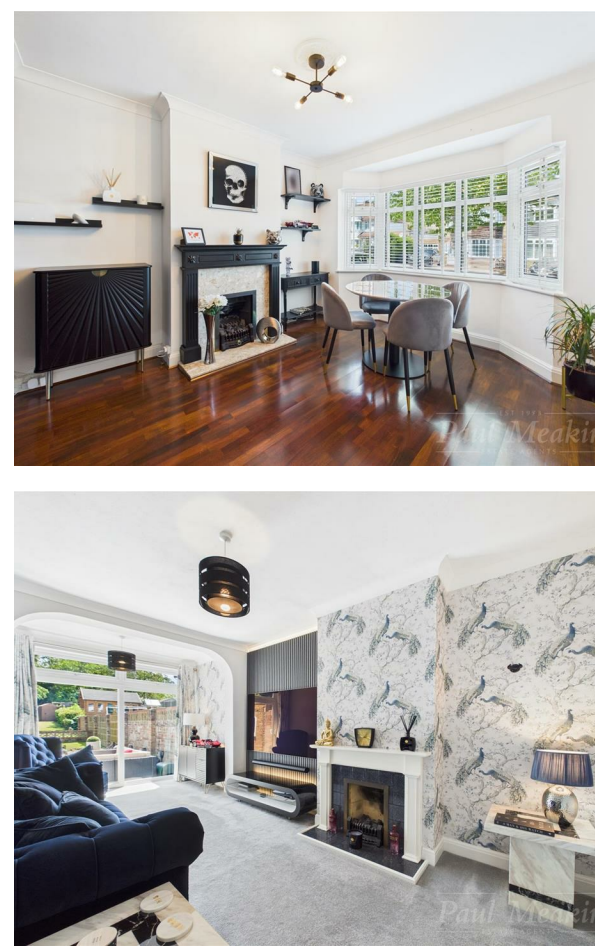
GIRAFFE360

GIRAFFE360




£539,995 Sundale Avenue, South Croydon, CR2 8RZ


£539,995 Sundale Avenue, South Croydon, CR2 8RZ



The top image displays a dining room with a polished dark wood floor. A black and white patterned wall is visible on the left. A dining table with four chairs is positioned in the center. A small black and white patterned tablecloth is on the table. A potted plant is on the right. The bottom image shows a living room with a large arched window. A dark blue sofa is on the left. A fireplace with a white mantel is in the center. The wall behind the fireplace is covered in a large-scale patterned wallpaper. A small table with a lamp and a clock is on the right. A coffee table is in the foreground.

A large, modern living room with a white fireplace, a large TV, and a large window overlooking a garden. The room features a dark blue sofa, a white coffee table, and a side table with a lamp. The walls are decorated with a patterned wallpaper.

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

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

