

Ground Floor



Floor 1

Approximate total area<sup>®</sup>  
 1118.4 ft<sup>2</sup>  
 103.9 m<sup>2</sup>

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.

GIRAFFE360



EST 1973  
**Paul Meakin** £575,000 Sundown Avenue, South Croydon, CR2 0RP  
 ESTATE AGENTS

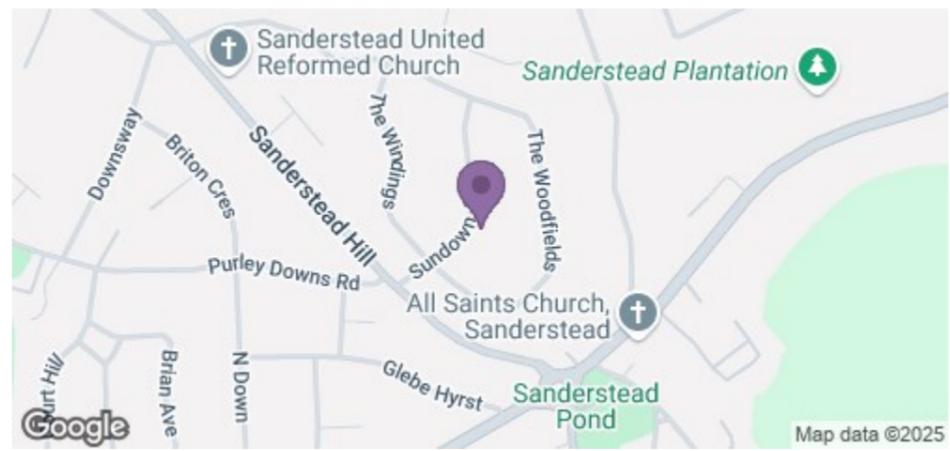
A 'Chain Free' Three bedroom semi-detached family home located in a tree lined residential road within 1/4mile of Sanderstead village and all its amenities including a good selection of schools along with frequent bus services and transport links.

This property offers two separate reception rooms with the dining room enjoying direct access to the secluded garden approx. 100", a fitted kitchen, three good sized bedrooms and a white family bathroom. The property boasts scope to extend STPP which was previously granted for a single rear extension and loft conversion which could create a master bedroom en-suite. Off street parking is also provided for up to three cars.

Your earliest viewing is advised to appreciate location, scope and size.

EPC- E and Council tax band- E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



TAX BAND: E

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
- Two separate reception rooms
- Fitted Kitchen
- Three bedrooms
- Scope to extend (permission previously granted)
- Off street Parking
- 1/4 mile to Sanderstead Village
- Selection of good local schools
- Viewing Advised



Hallway  
16'7" x 6'0" (5.06 x 1.85)

Living Room  
15'7" x 13'5" (4.75 x 4.10)

Dining Room  
15'6" x 11'11" (4.74 x 3.65)

Kitchen  
9'5" x 10'5" (2.88 x 3.18)

Landing  
10'1" x 6'3" (3.09 x 1.93)

Bedroom One  
16'2" x 12'0" (4.93 x 3.68)

Bedroom Two  
12'10" x 13'2" (3.93 x 4.03)

Bedroom Three  
10'11" x 7'6" (3.33 x 2.29)

Bathroom  
6'3" x 9'4" (1.91 x 2.86)

WC  
4'6" x 2'8" (1.39 x 0.82)

Garden

