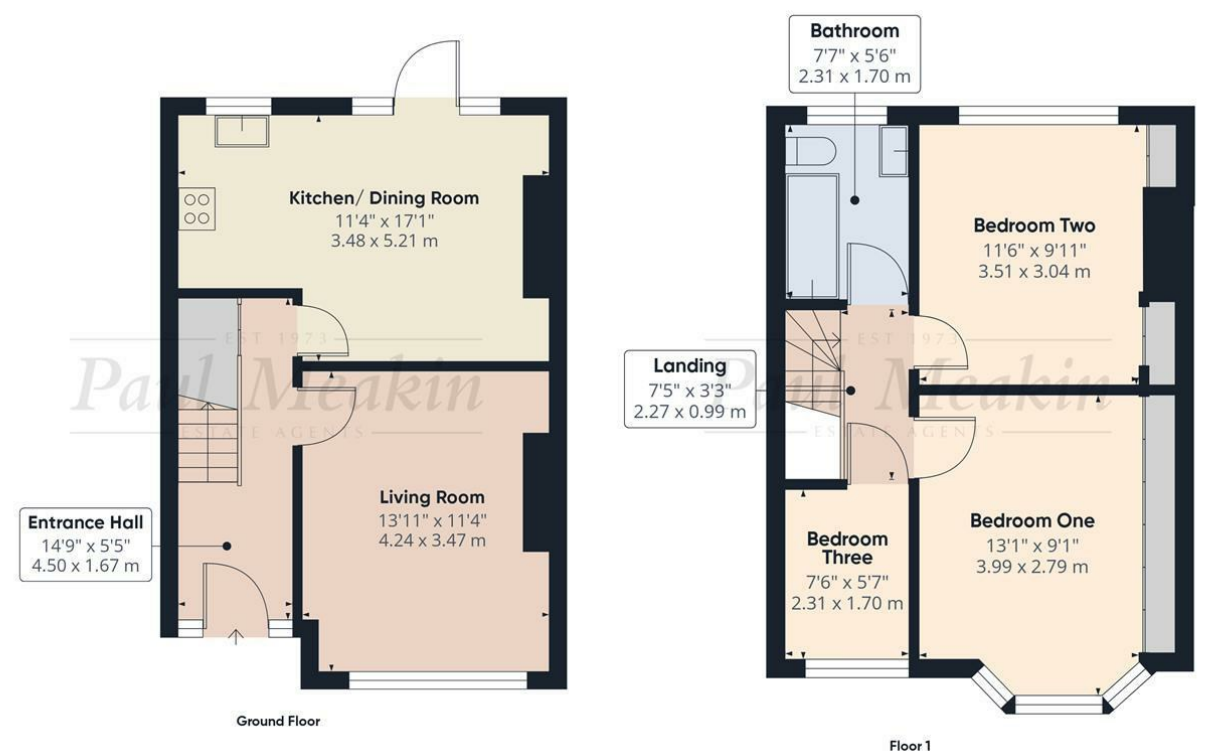




EST 1973
Paul Meakin ESTATE AGENTS
£525,000 Braemar Avenue, South Croydon, CR2 0QB

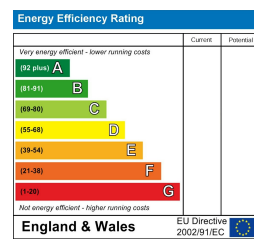


Approximate total area⁽¹⁾
784 ft²
73 m²

(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.

GIRAFFE360



- Entrance Hall
14'9" x 5'5" (4.50 x 1.67)
- Living Room
13'10" x 11'4" (4.24 x 3.47)
- Kitchen/ Dining Room
11'5" x 17'1" (3.48 x 5.21)
- Landing
7'5" x 3'2" (2.27 x 0.99)
- Bedroom One
13'1" x 9'1" (3.99 x 2.79)
- Bedroom Two
11'6" x 9'11" (3.51 x 3.04)
- Bedroom Three
7'6" x 5'6" (2.31 x 1.70)
- Bathroom
7'6" x 5'6" (2.31 x 1.70)
- Garden

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



Paul Meakin are delighted to present this spacious three-bedroom mid-terrace family home, ideally located on the sought-after Braemar Avenue.

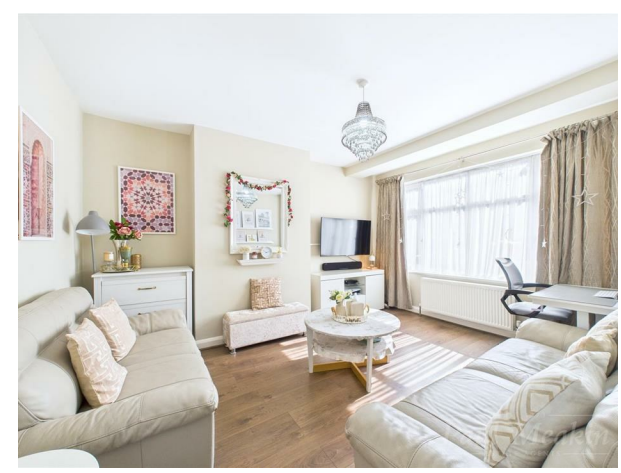
Light-filled and welcoming throughout, the property features a generous lounge and a stylish modern kitchen/diner, perfectly designed for everyday family living and entertaining. From here, doors open directly onto the garden, which offers a patio area for outdoor dining and a low-maintenance lawn.

Upstairs you'll find two large double bedrooms, an additional single bedroom, and a sleek, contemporary family bathroom. The home also benefits from a driveway to the front, providing off-street parking for two cars.

Braemar Avenue is a popular residential road close to an excellent range of shops, transport links, and amenities. Purley Oaks train station is just minutes away, offering regular services into London, with additional bus routes providing easy connections to Purley and Croydon.

The nearby Brighton Road offers a variety of shops, restaurants, and cafés, while South Croydon's vibrant restaurant quarter is perfect for sampling cuisines from around the world.

Families will appreciate the proximity to highly regarded schools, including the 'Outstanding' Harris Primary Academy, Haling Park, and Harris Academy Purley. For leisure, South Croydon Recreation Ground is within walking distance, offering a great open space for relaxation and family time.



- Bright and airy three-bedroom mid-terrace family home
- Modern kitchen/diner ideal for family life and entertaining
- Two spacious double bedrooms plus a good-sized single
- Driveway with off-street parking for two cars
- Close to local shops, restaurants, and South Croydon's restaurant quarter
- Generous lounge with plenty of natural light
- Direct access to garden with patio and easy-care lawn
- Contemporary family bathroom
- Minutes' walk to Purley Oaks train station for direct London links
- Near 'Outstanding' schools and open green spaces

