



Ground Floor

Floor 1

**Paul Meakin**  
ESTATE AGENTS

**Approximate total area<sup>m</sup>**  
 911 ft<sup>2</sup>  
 84.7 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

EST 1973  
**Paul Meakin** Price Guide £550,000 Princes Avenue, South Croydon, CR2 9BA  
 ESTATE AGENTS



Nestled on the sought-after Princes Avenue in South Croydon, this charming three-bedroom house. Spanning just over 1,000 square feet, this property presents an excellent opportunity for families seeking a home to grow into, with potential for extension, subject to planning permission.

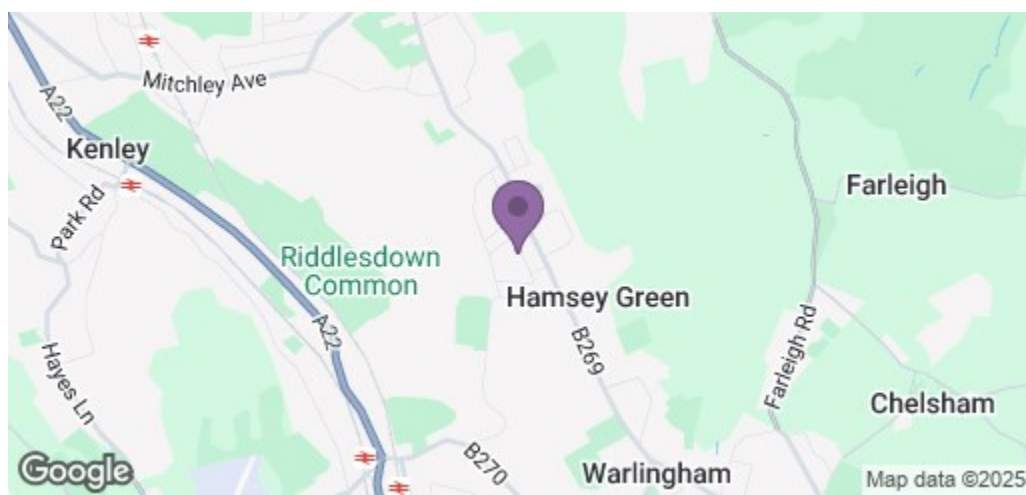
The location is particularly appealing, as Princes Avenue is a popular residential road known for its proximity to a variety of local amenities, including reputable schools and convenient transport links. This makes it an ideal choice for families and commuters alike.

Upon entering the home, you will find a beautifully refitted family bathroom that complements the three well-proportioned bedrooms. The stunning kitchen breakfast room serves as the heart of the house, perfect for family meals and entertaining guests. Its spacious layout ensures that it is both functional and inviting.

The property boasts a fabulous, level landscaped garden, providing a private outdoor space for relaxation and recreation. Additionally, the large driveway offers ample off-street parking, a valuable feature in this desirable area.



This home is not just a property; it is a fantastic opportunity for buyers looking to establish roots in a vibrant community. With its blend of charm, space, and potential, this house on Princes Avenue is sure to attract those seeking a wonderful family home.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		64	
(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 and 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

- Well presented three bedrooms semi detached
- Stunning kitchen breakfast room
- Refitted bathroom
- Level rear garden
- Perfect property offering scope to extend STPP
- Driveway creating off street parking
- Close to local schools
- Good transport links

