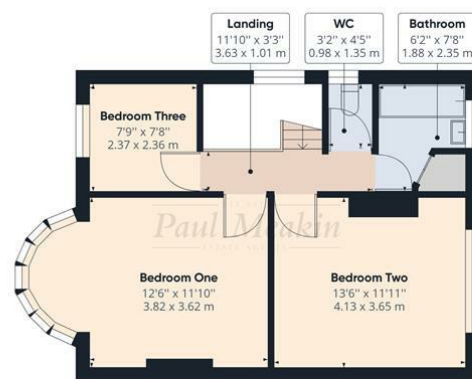




Ground Floor



Floor 1

Paul Meakin  
ESTATE AGENTS

Approximate total area<sup>(1)</sup>  
1215.47 ft<sup>2</sup>  
112.92 m<sup>2</sup>

(1) Excluding balconies and terraces

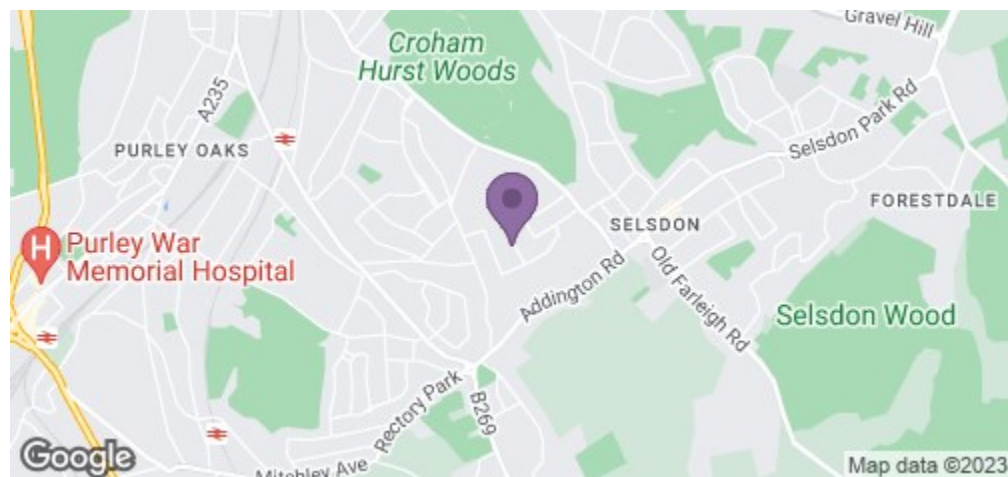
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		83
(81-91) B		
(69-80) C	70	83
(55-68) D		
(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



EST 1973  
**Paul Meakin**  
ESTATE AGENTS

£650,000 Arundel Avenue, South Croydon, CR2 8BH



Paul Meakin Estate agents are delighted to present to the market for the first time in sixty years, this three bedroom semi detached house with ample potential to extend (STPP). situated in a sought after road in Sanderstead. This is a perfect purchase for a family looking to truly put their own stamp on their forever home.

The property comprises of a living room with views over the garden, spacious dining room with bay window, kitchen, three good sized bedrooms, bathroom and separate w.c. There is an additional outside w.c. The mature gardens have been beautifully maintained mostly laid to lawn, with terrace for alfresco dining and greenhouse situated in a hidden part of the garden. Set back from the road with ample driveway parking and garage.

This home is a must view for buyers to appreciate location, potential and size.

Croydon Council tax band E  
EPC C



- Three bedroom semi-detached house
- Sought after location
- Two reception rooms
- Three good sized bedrooms
- Bathroom with seperate w.c.
- Large mature rear garden
- Garage and driveway parking
- Potential to extend STPP
- Chain free
- Another property entrusted to Paul Meakin Estate Agents

Entrance Hall 15'10" x 6'8" (4.84 x 2.04)	Landing 11'10" x 3'3" (3.63 x 1.01)
Kitchen 10'1" x 7'8" (3.09 x 2.35)	Bedroom One 12'6" x 11'10" (3.82 x 3.62)
Living Room 13'7" x 11'11" (4.16 x 3.65)	Bedroom Two 13'6" x 11'11" (4.13 x 3.65)
Dining Room 12'5" x 12'10" (3.80 x 3.93)	Bedroom Three 7'9" x 7'8" (2.37 x 2.36)
Downstairs WC 3'5" x 5'6" (1.06 x 1.70)	Bathroom 6'2" x 7'8" (1.88 x 2.35)
Garage 15'0" x 8'10" (4.59 x 2.70)	WC 3'2" x 4'5" (0.98 x 1.35)
	Garden

