



Approximate total area⁽¹⁾
 635.73 ft²
 59.06 m²

(1) Excluding balconies and terrace

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 Guide Price £420,000 Allenby Avenue, South Croydon, CR2 0RY
 ESTATE AGENTS

- Two Bedroom House
- Front & Rear Driveways
- Well Located For Commuters
- Ideal For First Time Buyers & Investors
- End Of Terrace
- Private Rear Garden
- Recently Refurbished
- Another Property Entrusted To Paul Meakin

Paul Meakin are delighted to exclusively market this well presented two bedroom end of terrace house well situated within walking distance to Purley Oaks and Sanderstead station. The property has been modernised by the current owners and briefly comprises of a good sized living room with direct access to the private rear garden, modern refitted kitchen with integral appliances. Upstairs offer two bedrooms and the modern shower room. Further benefits include a driveway to the front and further parking to the rear of the property, the garden is mainly laid to lawn with an enclosed patio area. High interest is expected due to the popular location and the excellent presentation, this would suit a mix of buyers including first time buyers and investors, please call now to secure your viewing.

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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		

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



ENTERANCE HALL
4'1" x 8'4" (1.24 x 2.55)

KITCHEN
6'7" x 13'3" (2.00 x 4.04)

RECEPTION ROOM
13'10" x 13'3" (4.22 x 4.03)

TERRACE
14'2" x 13'6" (4.32 x 4.12)

LANDING
6'2" x 2'11" (1.89 x 0.88)

BEDROOM 1
9'8" x 13'3" (2.95 x 4.05)

BEDROOM 2
9'8" x 13'3" (2.95 x 4.03)

SHOWER ROOM
6'10" x 5'4" (2.08 x 1.63)

