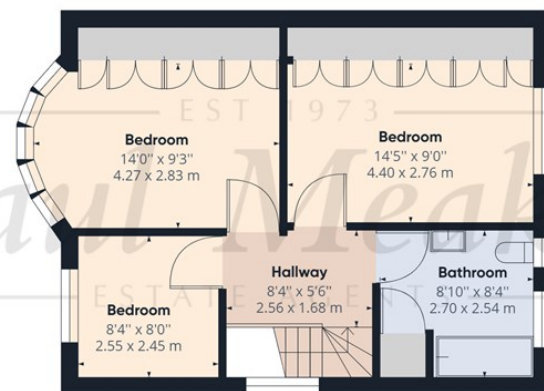


Ground Floor Building 1



Floor 1 Building 1

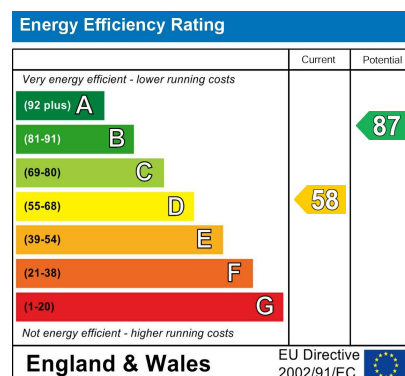


Approximate total floor area  
1367.00 sq ft  
127.00 sq m

(1) Excluding balcony

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

GIRAFFE



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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

Offers In Excess Of £575,000 Norman Avenue, South Croydon, CR2 0QE

Paul Meakin are delighted to bring to market this spacious three bedroom semi detached family home well located for easy access to Purley Oaks and Sanderstead mainline stations. Boasting over 1300 square feet with three reception rooms, kitchen/diner with utility room and downstairs cloakroom, upstairs comprises of two large double bedrooms with fitted wardrobes, further good size single bedroom and family bathroom. The rear garden is mainly laid to lawn with a large patio area adjacent to the rear of the property, the front benefits from off street parking and access to the single garage.





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HALLWAY  
LIVING ROOM  
14'8" x 12'11" (4.47 x 3.94)  
DINING ROOM  
14'4" x 11'9" (4.37 x 3.58)  
KITCHEN/DINER  
10'11" x 7'8" (3.33 x 2.34)  
SUN ROOM  
8'8" x 10'3" (2.64 x 3.12)  
LAUNDRY ROOM  
8'10" x 5'5" (2.69 x 1.65)  
GARAGE  
16'4" x 7'7" (4.98 x 2.31)  
BEDROOM  
14'5" x 9'0" (4.39 x 2.74)  
BEDROOM  
14'0" x 9'3" (4.27 x 2.82)  
BEDROOM  
8'4" x 8'0" (2.54 x 2.44)  
BATHROOM  
8'10" x 8'4" (2.69 x 2.54)  
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