



**Ground Floor**

- Living Room: 20'8" x 14'10" (6.30 x 4.53 m)
- Dining Room: 16'4" x 14'7" (5.00 x 4.46 m)
- Kitchen: 11'11" x 9'5" (3.64 x 2.88 m)
- Breakfast Room: 9'3" x 10'5" (2.83 x 3.19 m)
- Utility Room: 7'9" x 7'4" (2.39 x 2.26 m)
- Study: 6'8" x 7'4" (2.05 x 2.24 m)
- Entrance Hall: 18'1" x 9'0" (5.52 x 2.90 m)
- Garage: 23'4" x 8'2" (7.13 x 2.49 m)
- Cloakroom: 4'9" x 3'0" (1.45 x 0.91 m)

**Floor 1**

- Bedroom One: 14'6" x 14'8" (4.44 x 4.49 m)
- Bedroom Two: 12'8" x 14'8" (3.87 x 4.48 m)
- Bedroom Three: 11'4" x 9'3" (3.46 x 2.83 m)
- Bedroom Four: 9'4" x 9'7" (2.86 x 2.92 m)
- Bathroom: 10'0" x 4'6" (3.07 x 1.39 m)
- WC: 3'0" x 4'8" (0.92 x 1.43 m)
- Landing

**Approximate total area<sup>(1)</sup>**

- 1957 ft<sup>2</sup> / 181.8 m<sup>2</sup>
- Reduced headroom: 8 ft<sup>2</sup> / 0.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom: Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

EST 1973  
**Paul Meakin** £900,000 Fyston Avenue, Croydon, CR0 7HF  
 ESTATE AGENTS

- PRICE RANGE £900,000 - £950,000
- Beautifully presented double fronted detached family home
- Spacious accommodation approaching 2,000 sq ft
- Utility room, study and downstairs cloakroom
- Corner plot with off-street parking and garage
- Watch Marketing Video!
- Four well-proportioned bedrooms
- Kitchen/ Breakfast room and separate dining room
- Landscaped level rear garden
- Close to excellent schools and transport links

**PRICE RANGE £900,000-£950,000**

This beautifully presented four-bedroom detached family home occupies an impressive corner plot and offers spacious, well-balanced accommodation approaching 2,000 sq ft. Boasting an attractive double-fronted appearance, the property combines character, practicality and modern family living in a highly sought-after location.

The ground floor features a welcoming entrance hall, a generous living room with a bay window and doors opening onto the landscaped rear garden. A separate dining room provides an ideal space for entertaining, whilst the fitted kitchen flows through to a bright breakfast room. Further benefits include a useful utility room, downstairs cloakroom, study and integral garage.

Upstairs, there are four well-proportioned bedrooms alongside a family bathroom and separate WC, making this an ideal home for growing families.

Externally, the property enjoys a level landscaped rear garden, perfect for outdoor dining and family enjoyment, whilst the corner plot position provides an excellent sense of space and kerb appeal. There is also ample off-street parking and a garage.

The location is exceptionally convenient, with Sandilands Tram Stop approximately 0.4 miles away, providing links to Wimbledon, Beckenham and East Croydon mainline station. East Croydon offers fast and frequent services into London Bridge, Victoria, Farringdon and Gatwick Airport.

Families are particularly drawn to the area for its excellent selection of schools including Royal Russell, Croydon High, Trinity, Coloma and Whitgift.

Outdoor leisure facilities are plentiful, with Addiscombe Recreation Ground nearby, whilst Lloyd Park and Addington Hills provide extensive open green spaces and scenic walks. Local shops, independent grocers and supermarkets on Lower Addiscombe Road are also within easy reach.

Early viewing is highly recommended to fully appreciate the space, presentation and superb location this exceptional family home has to offer.



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

**TAX BAND: G**

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



