



EST 1973
Paul Meakin £900,000 Arundel Avenue, South Croydon, CR2 8BE
 ESTATE AGENTS

- Porch
4'0" x 8'4" (1.23 x 2.56)
- Entrance Hall
16'11" x 9'10" (5.16 x 3.00)
- Kitchen/ Breakfast Room
9'6" x 19'7" (2.90 x 5.98)
- Living Room
13'5" x 13'11" (4.09 x 4.25)
- Dining Room
12'11" x 12'10" (3.96 x 3.92)
- Conservatory
8'3" x 10'0" (2.52 x 3.07)
- Utility Room
12'0" x 9'6" (3.68 x 2.92)
- WC
3'2" x 4'11" (0.98 x 1.50)
- Bedroom Five
10'7" x 7'8" (3.24 x 2.34)
- Ensuite Wetroom
4'8" x 8'6" (1.44 x 2.60)
- Landing
11'2" x 3'8" (3.42 x 1.13)
- Bedroom One
13'6" x 11'10" (4.13 x 3.63)
- Bedroom Two
12'11" x 12'10" (3.94 x 3.92)
- Bedroom Three
8'11" x 13'6" (2.74 x 4.13)
- Bedroom Four
12'5" x 9'10" (3.80 x 3.02)
- Bathroom
6'1" x 9'3" (1.86 x 2.82)
- Large rear garden



- Chain Free
- WATCH Marketing Video!
- Impressive extended 5 bedroom semi-detached house
- Two bathrooms
- Three reception rooms
- Kitchen breakfast room
- Larger corner plot garden
- Excellent local primary and secondary schools nearby.
- Easy access to transport links, ideal choice for commuters.

Nestled on the charming Arundel Avenue in South Croydon, this impressive semi-detached house offers a remarkable opportunity for families seeking a spacious and versatile home. Spanning just under 1,900 square feet, the property boasts five well-proportioned bedrooms and two bathrooms, ensuring ample space for both relaxation and privacy.

Upon entering, you will find three inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The heart of the home is the delightful kitchen breakfast room, which includes a convenient utility area, making daily living both practical and enjoyable. The property is set on a large corner plot, providing a generous garden that is ideal for children to play and for hosting summer gatherings.

This home is chain-free, allowing for a smooth transition into your new abode. With further potential to extend, subject to planning permission, there are exciting possibilities to enhance the property even more, whether through a loft conversion or a rear extension.

Situated in a friendly residential road, this property is perfectly located for families, with excellent local primary and secondary schools nearby. Additionally, it offers easy access to transport links, making it an ideal choice for commuters.

This is a rare opportunity to secure a home that will grow with your family, providing comfort, space, and a welcoming community. Do not miss the chance to make this wonderful property your forever home.



Energy Efficiency Rating	Current	Potential
Very 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	

TAX BAND: F

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

