

4 Bed Semi-Detached In Arundel Avenue , South Croydon, CR2 8BJ £760,000







## SHORT DESCRIPTION

Property Ref: 15004 Generously proportioned 4 bedroom property, set on the sought after and tree lined Arundel Avenue in South Croydon, offers over 185 square metres of versatile living space - ideal for growing families or professionals seeking quiet well connected location. Beautifully positioned on a wide plot with a large South facing garden, off-street parking and an attached garage, the property retains its traditional character while offering scope for extension (STPP). Approximate room sizes Reception rooms: 5.5m x 4.2m and 4.8m x 3.7m Kitchen: 4m x 3.5m Bedrooms range from 5.2m x 3.5m to 3.0m x 2.6m Study: 2.5m x 2.1m Close to all amenities and good schools. Direct train service from Sanderstead and Purley Oaks stations Property Type: Semi-detached Full selling price: £760,000 Pricing Options: No Status Tenure: Freehold Council tax band: F EPC rating: C Measurement: 1894 sq.ft. Outside Space: Front Garden, Rear Garden Parking: Garage, Driveway Heating Type: Gas Central Heating Chain Sale or Chain Free: Chain sale Possession of the property: Self-Occupied -----

4

Bed Room(s)

1

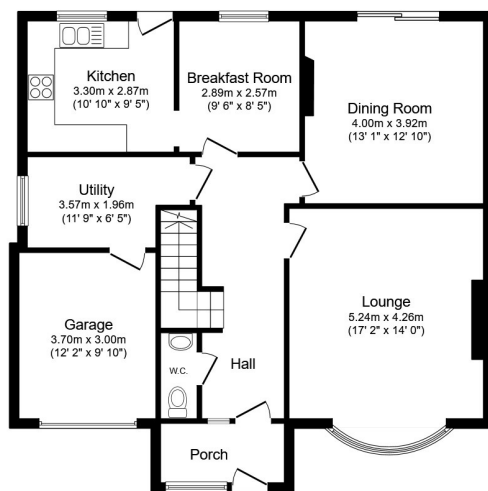
Bath Room(s)

2

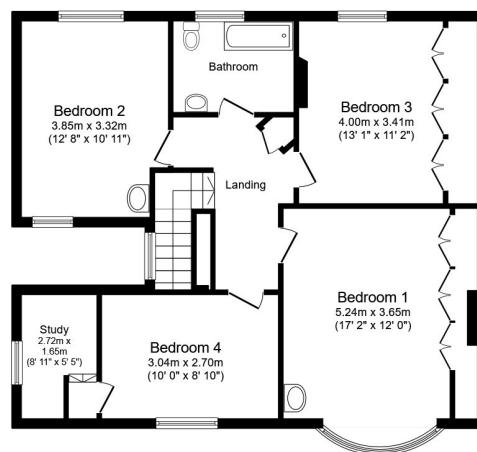
Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



Ground Floor



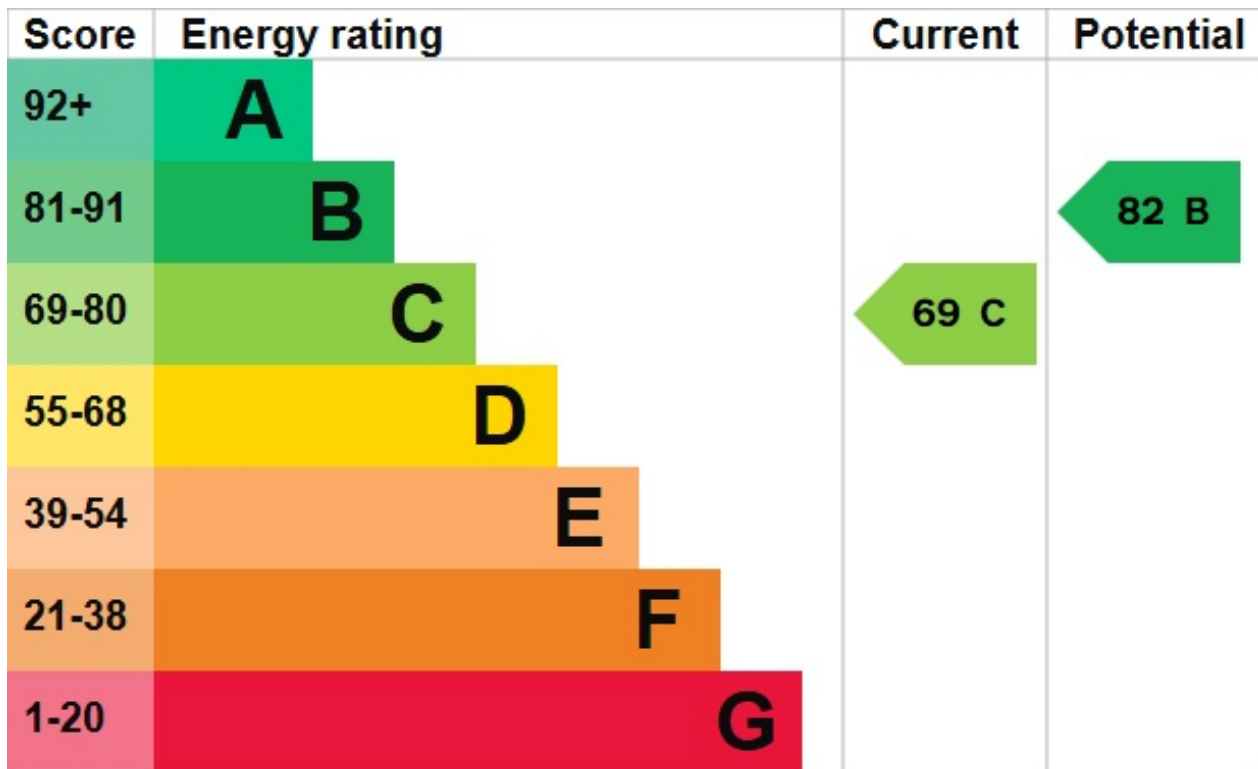
First Floor

Total floor area 175.9 sq.m. (1,894 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

# EPC GRAPH

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