

- Four bedroom semi detached
- Master bed with en-suite
- Kitchen/breakfast room
- Two reception rooms
- Garage and off street parking

58 Sundale Avenue, South Croydon, CR2 8RP

Asking Price Of £599,950

We are delighted to offer to the market this four bedroom semi detached family home situated in a sought after residential road in Selsdon near to Croydon High School and Selsdon's shops and amenities. A superbly presented property which has been extensively refurbished by the current owners to a high standard and offers two separate reception rooms, a generously proportioned kitchen/breakfast room which leads out onto a raised sun deck, a useful downstairs cloakroom and utility area, dressing room and en suite to master bedroom, refitted family bathroom, patio area including a brick built covered over barbecue, garage and off street parking. Call us to book your viewing appointment.



Property Description

ENTRANCE HALL

Wood composite front door with double glazed Georgian style window to either side, understairs cupboard housing gas and electric meters, radiator, door to cloakroom, laminate flooring.

CLOAKROOM

Low level w.c., wall mounted wash hand basin, radiator, tiled flooring.

DINING ROOM

Currently used as a cinema room, Double glazed Georgian style window to front, built-in music speaker to the ceiling, radiator, laminate flooring, downlights.

LOUNGE/DINER

Double glazed Georgian style bay window to front, double glazed Georgian style doors with windows to either side to rear garden, decorative fire place with coal effect fire and granite hearth, two radiators, built-in music speaker to ceiling, laminate flooring.

KITCHEN/BREAKFAST ROOM

Double glazed Georgian style window to rear, double glazed door to rear garden, Magnet fitted wall and base units with granite worktops, integrated dishwasher, eyelevel double oven, four ring electric hob with extractor hood over, space for "American style" fridge/freezer, space for table and chairs, archway to utility area, white vertical radiator, tiled flooring, built-in music speaker to ceiling, downlights.

UTILITY AREA

Space for washing machine and drier.

LANDING

Hatch to loft, doors to bedrooms and bathroom, chrome balustrade, laminate flooring.





BEDROOM ONE

Double glazed Georgian style window to front, open to dressing room with mirror fronted wardrobes, doorway to ensuite, radiator, laminate flooring.

ENSUITE

Double glazed Georgian style window to rear, shower cubicle, wash hand basin in vanity unit, low level w.c., chrome ladder style towel rail, laminate flooring.

BEDROOM TWO

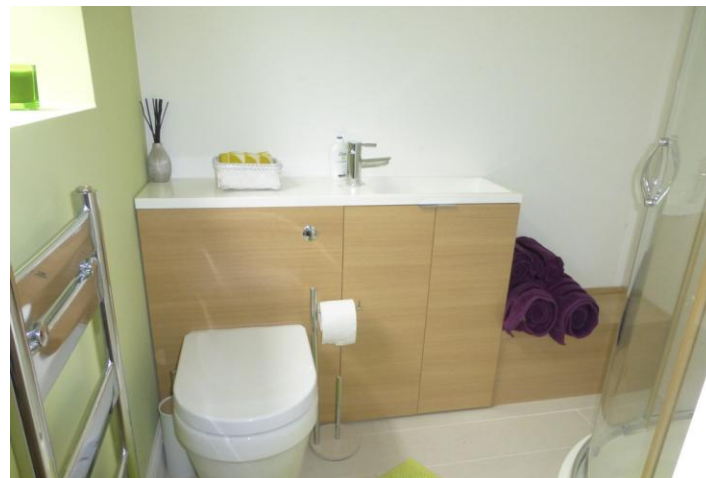
Double glazed Georgian style window to front, radiator, laminate flooring.

BEDROOM THREE

Double glazed Georgian style window to front, radiator, laminate flooring.

BEDROOM FOUR

Double glazed Georgian style window to rear, wardrobe with some mirror fronts, radiator, laminate flooring.



BATHROOM

Double glazed window to rear, white bath with shower attachment, low level w.c, wash hand basin in vanity unit, separate shower cubicle, radiator, fully tiled walls and flooring, downlights, extractor to ceiling.

GARAGE

Space for a small car. Up and over door to front, personal door to rear garden, power and light.



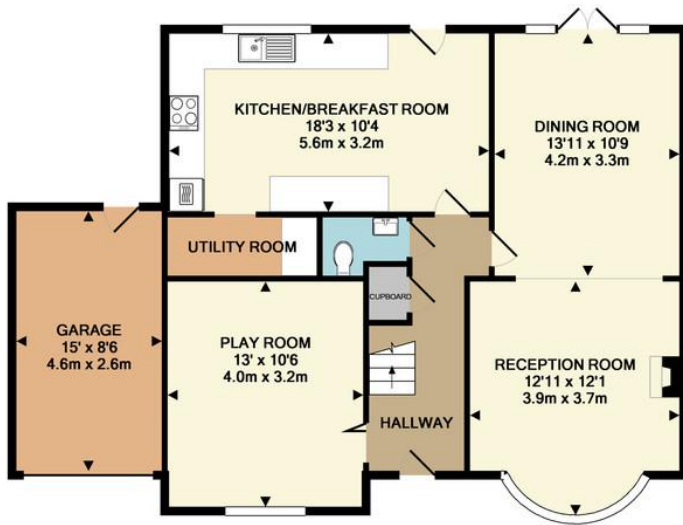
REAR GARDEN

Large sun deck with decorative pergola over, patio and lawn with a selection of flowers and shrubs, brick built barbecue, outside tap, single door to garage.

FRONT GARDEN

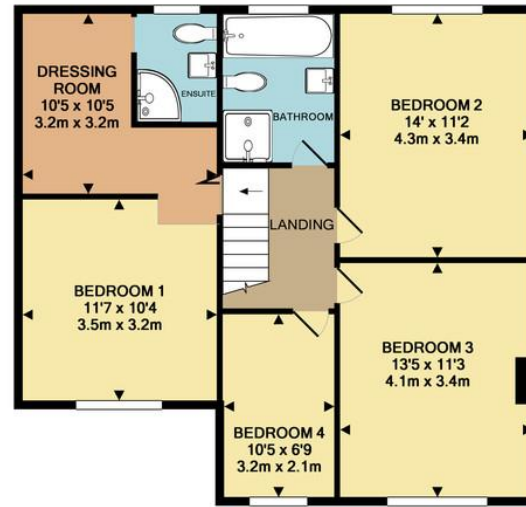
Block paved for off street parking for several vehicles.





GROUND FLOOR

TOTAL APPROX. FLOOR AREA 1485 SQ.FT. (138.0 SQ.M.)



1ST FLOOR

Measurements are approximate, not to scale and for illustrative purposes only.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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		63	80
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		54	75
		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 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.

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