



- Refitted kitchen
- Fitted bathroom
- Integral garage
- Chain free
- Off street parking

18 Farnborough Avenue, South Croydon, CR2 8HE

Guide Price £499,999 - £480,000

Offered to the market is this extended five bedroom semi detached family home situated on a residential road and being conveniently located for frequent bus services, local primary and secondary schools and Gravel Hill tramstop. Internally the property benefits from three separate reception rooms, ensuite off of bedroom three, shower cubicle in bedroom four, double glazed windows throughout, gas central heating via radiators, secluded rear garden, integral garage and off street parking for multiple cars.



## Property Description

### ENTRANCE HALL

Double glazed frosted glass panel door, double glazed frosted windows to front and side, stairs to first floor, radiator, power points, coving to ceiling, under stairs storage cupboard, laminate flooring, door to living room and dining room, opening to kitchen.

### KITCHEN

17' 9" x 15' 1" (5.41m x 4.6m) Double glazed window to rear, wall and base units, 1 1/2 sink and drainer unit, space for large American fridge/freezer, space for range cooker, stainless steel splash back and extractor fan, space and plumbing for washing machine and dish washer, power points, radiator, laminate flooring, coving to ceiling, opening to dining room.

### DINING ROOM

14' 1" x 8' 6" (4.29m x 2.59m) Double glazed patio doors to garden, power points, radiator, coving to ceiling, laminate flooring, door into garage.

### LIVING ROOM

13' 6" x 13' 0" (4.11m x 3.96m) Double glazed bay window to front, power points, radiator, television aerial point, laminate flooring, coving to ceiling, open coal fire place with surround and tiled heath.



### RECEPTION ROOM

12' 4" x 11' 0" (3.76m x 3.35m) Double glazed sliding patio doors to garden, power points, laminate flooring, radiator, coving to ceiling, feature fire place.

### LANDING

Access to loft, power points, doors to bedrooms and bathroom.

### BEDROOM ONE

11' 9" x 11' 8" (3.58m x 3.56m) Double glazed window to front, power points, radiator, laminate flooring, fitted wardrobes, coving to ceiling.



#### BEDROOM TWO

12' 5" x 11' 0" (3.78m x 3.35m) Double glazed window to rear, power points, radiator, laminate flooring, coving to ceiling, built in wardrobe.

#### BEDROOM THREE

12' 1" x 8' 7" (3.68m x 2.62m) Double glazed window to rear, double glazed frosted window to side, power points, radiator, laminate flooring, coving to ceiling, door to ensuite.

#### ENSUITE

Double glazed frosted window to side, low level W.C, wash hand basin with tiled splash back, shower cubicle with power shower, laminate flooring, heated towel rail.

#### BEDROOM FOUR

8' 8" x 8' 7" (2.64m x 2.62m) Double glazed window to front, power points, radiator, laminate flooring, coving to ceiling, shower cubicle with wall mounted power shower.

#### BEDROOM FIVE

9' 5" x 8' 1" (2.87m x 2.46m) Double glazed window to rear, power points, radiator, laminate flooring, coving to ceiling.

#### BATHROOM

Double glazed frosted window to front, low level W.C, pedestal wash hand basin, enclosed bath with shower attachment, radiator, fully tiled walls and flooring.

#### GARDEN

Patio area leading to lawn, mature borders and shrubs, raised decking area with bar, outside tap, front access gate.

#### INTEGRAL GARAGE

18' 6" x 18' 0" (5.64m x 5.49m) Up and over door, power and light, wall and base units, wall mounted boiler, door to dining room.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(92-100) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>		78	(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>	52		(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			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



GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1496 SQ.FT. (139.0 SQ.M.)

Measurements are approximate, not to scale and for illustrative purposes only.  
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