

**FOR SALE**



**Arundel Avenue, South Croydon**

**4 Bedrooms, 2 Bathroom, Semi-Detached House**

**Guide Price £780,000**

  
**MARTIN & CO**



## Arundel Avenue, South Croydon

4 Bedrooms, 2 Bathroom

Guide Price £780,000

- Fantastic Family Home
- 4 Double Bedrooms
- 2 Bathrooms/ 3 Wc's
- 2 Reception Rooms
- Conservatory

£780,000 to £820,000 **\*\*GUIDE PRICE \*\*** If you're searching for a special family-sized property in sought-after Sanderstead then stop looking and start viewing because you've just found it!

Enjoying a superb residential setting this lovely semi-detached house affords a spacious hallway with stunning staircase, useful ground floor cloakroom/shower room & 2 wc's, two generous reception rooms, a big kitchen, lovely conservatory, landing, four double bedrooms and a luxuriously appointed fully tiled bathroom. Externally there is a large sunny garden at the rear whilst to the front there is a driveway leading to the garage providing plenty of parking.

Call the vendor's sole agent Martin & Co now for an appointment to view!









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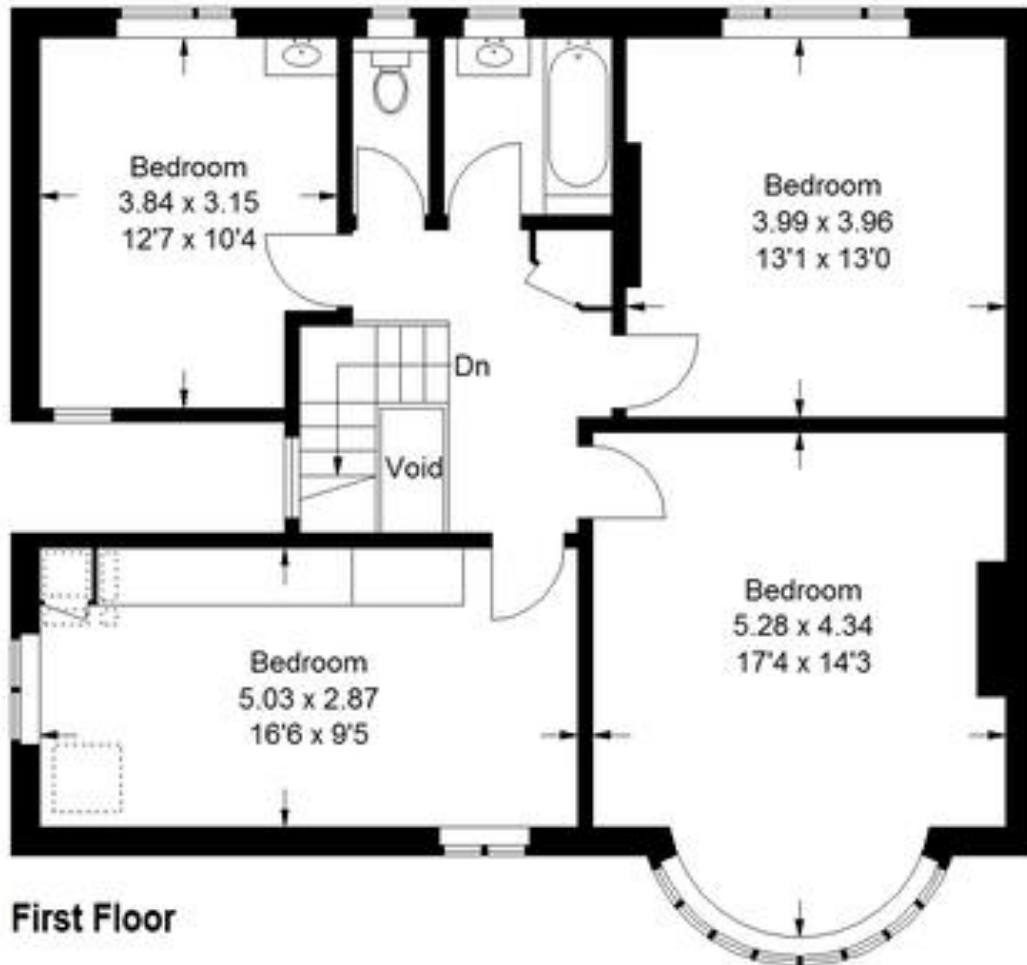


# Arundel Avenue, CR2

Approximate Gross Internal Area  
Ground Floor = 94.0 sq m / 1012 sq ft  
First Floor (Excluding Void)  
79.8 sq m / 859 sq ft  
Garage = 8.5 sq m / 91 sq ft  
External Store = 1.3 sq m / 14 sq ft  
Total = 183.6 sq m / 1976 sq ft



 = Reduced headroom  
below 1.5 m / 5'0



## Martin & Co Croydon

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / Laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.