



RAYNERS
TOWN & COUNTRY

ARUNDEL AVENUE
SOUTH CROYDON

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SOUTH CROYDON, CR2 8BJ

Rayners are delighted to offer to the market this 3 double bedroom semi-detached property situated in arguably one of Sanderstead premier roads. This property has recently undergone a substantial refurbishment project by the current owners and now provides a spacious and impressive interior throughout. A particular feature is the outstanding recently extended open plan kitchen/breakfast room which also combines a good sized dining/family room with full length bi-fold doors with direct access to the garden. Adding to the large ground floor accommodation is a separate useful office and a fully fitted utility room and downstairs cloakroom. To the front of the property is a spacious lounge with large bay windows enclosed with bespoke wooden shutters. The upstairs is equally impressive and offers rarely available 3 double bedrooms and a remodeled family bathroom with freestanding bath & separate enclosed shower. Externally the level rear garden faces south providing a sunny disposition. There is an impressive large treehouse for the children as well as a gazebo with slated roof to the rear of the garden on a decked area providing shade. To the front of the property there is off street parking and an internal garage/ workshop. This is in our opinion a great family home which can only be truly appreciated by an internal viewing.







Caterham
01883 347 446
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Godstone
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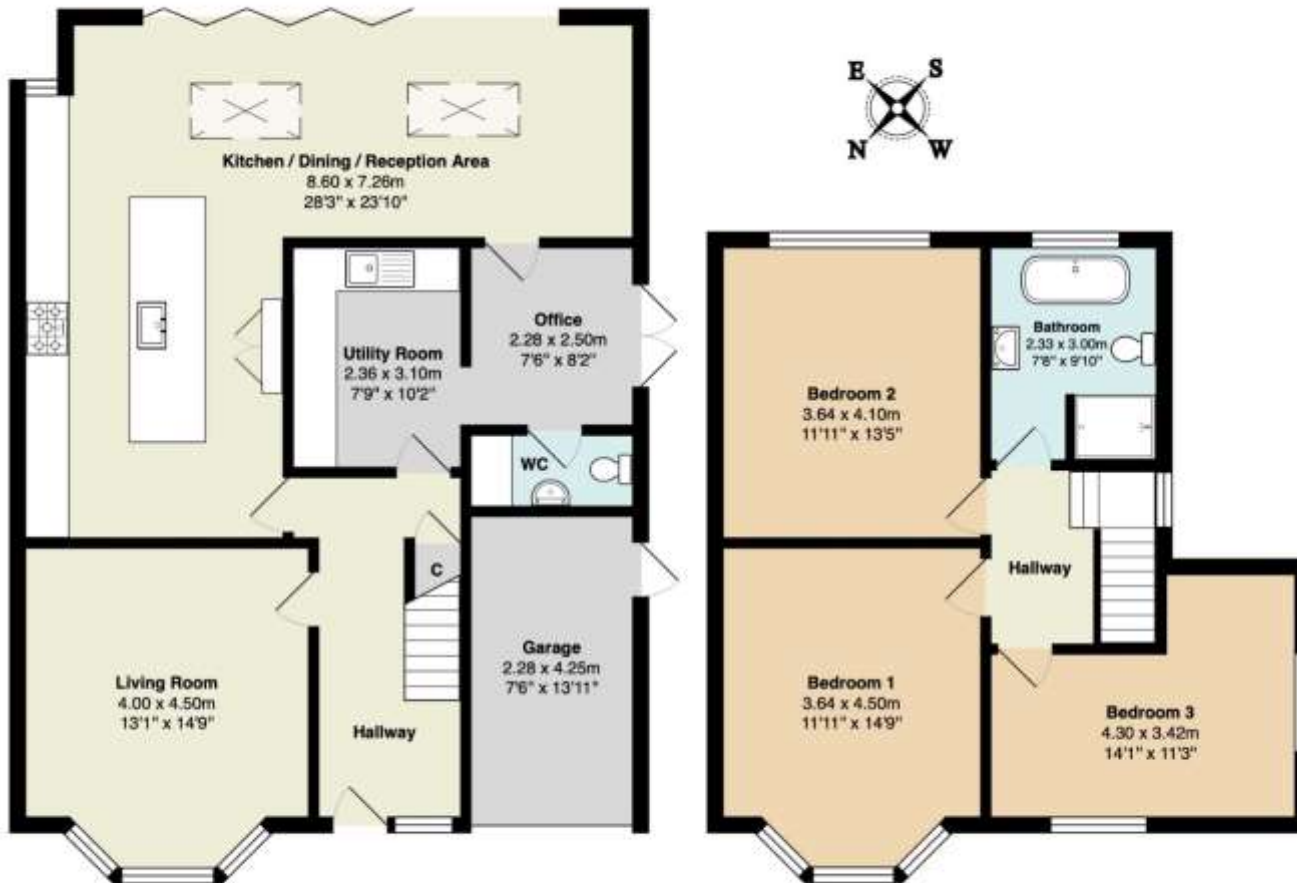
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Land & New Homes
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31 Arundel Avenue



Tenure: Freehold
Local Authority: Croydon District Council
EPC Rating: TBC

VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT

www.raynersproperties.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. R.772

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