



GUIDE PRICE

£650,000

Derrick Avenue

South Croydon, CR2 0QL

PROPERTY SUMMARY

GUIDE PRICE £650,000 - £700,000 Simply stunning ! This three bedroom family home has been completely renovated by the current owners to an exceptional standard and is beautifully presented. The property has been re-wired, re plumbed and tastefully modernised with a superb eye for detail. The high specification kitchen/diner has integrated appliances, granite work surfaces and stretches across the rear of the house, with bi-folding doors leading to a landscaped rear garden with a patio area. The generous reception room has bespoke alcove cupboards with shelving and hardwood flooring. There is also a large utility room with plumbing for a washing machine and ample storage. To the first floor are three bedrooms, to the master and second bedroom both benefit from fitted wardrobes, and the bathroom has a walk in shower with his and hers vanity units. Derrick Avenue is a quiet cul-de-sac location close to Purley Oaks and Sanderstead train stations with links into London Bridge and Victoria.

3



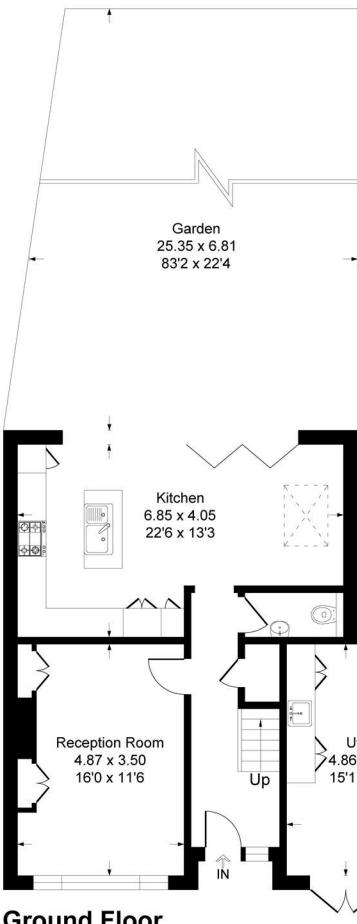
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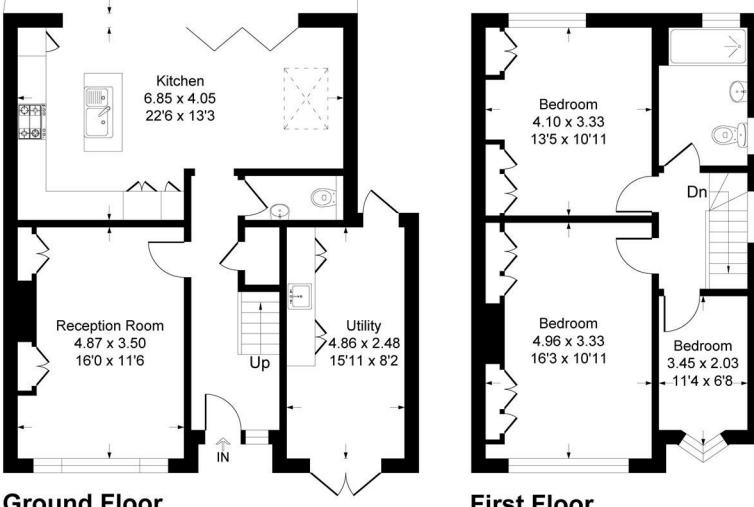
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Derrick Avenue, CR2
Approximate Gross Internal Area
115.8 sq m / 1247 sq ft



Ground Floor

First Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Produced By Planimax

LOCAL AUTHORITY

TENURE
Freehold

EPC RATING
C

COUNCIL TAX BAND
F

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	81
(81-91)	B	71
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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/tenants are advised to recheck the measurements

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