



**20 Sundown Avenue**  
South Croydon, CR2 0RP

Guide Price £825,000



## 20 Sundown Avenue

South Croydon, CR2 0RP

Set on a sought after, tree lined residential road, this four bedroom detached family home offers generous and flexible living space, ideal for families looking for room to grow in a well connected and community focused location.

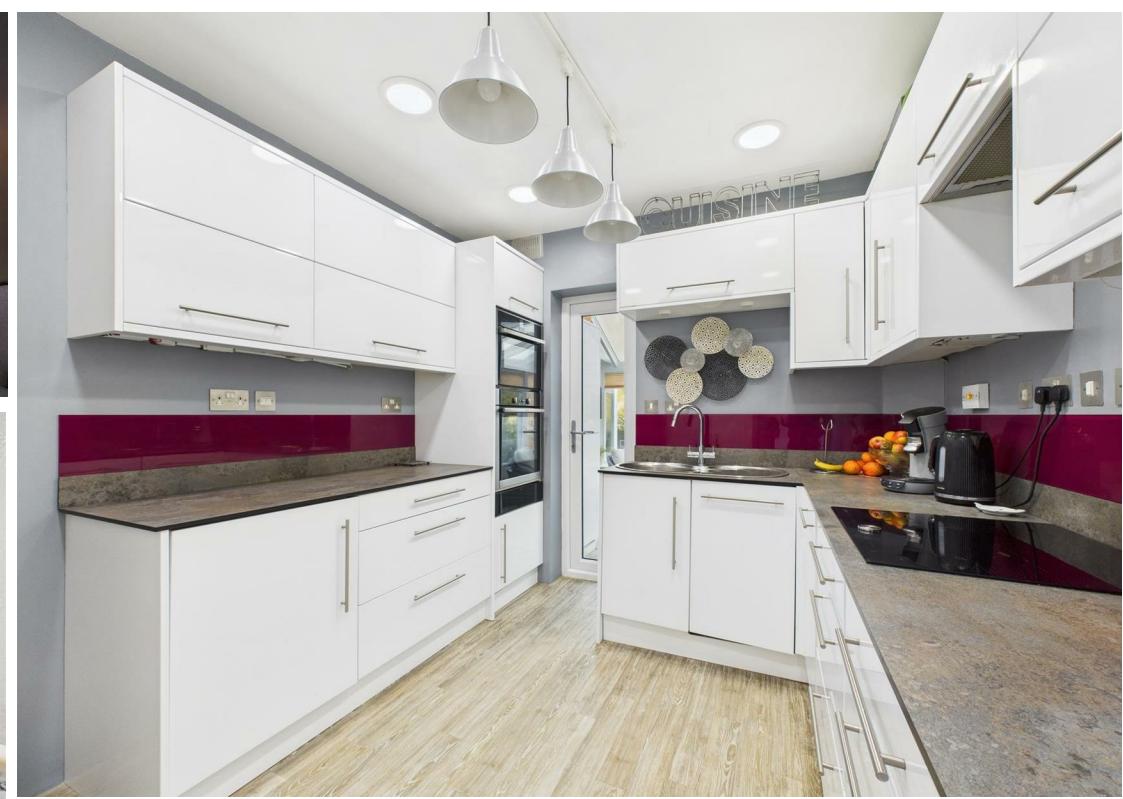
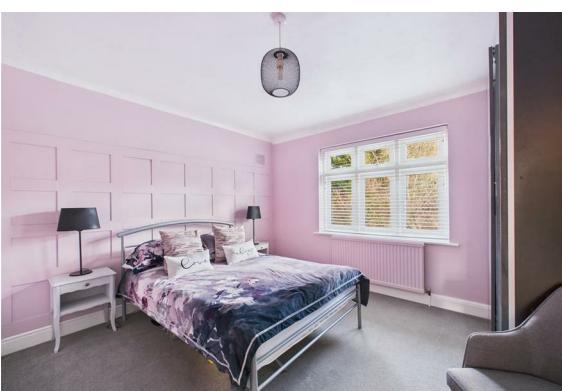
The property is perfectly positioned just moments from Sanderstead Village, with its range of cafes, restaurants and Waitrose catering for everyday needs. Excellent schooling is close by, along with strong transport links including Sanderstead and Purley Oaks stations, both providing convenient commuter access, as well as regular 403 bus services.

Upon entering, you are welcomed by a wide entrance hall with parquet flooring, setting the tone for the space and character found throughout the home. The ground floor offers two reception rooms, a modern kitchen and a large conservatory to the rear which seamlessly links the kitchen and main living space, creating an excellent flow for both family life and entertaining. A downstairs W C adds further convenience.

Upstairs, there are four bedrooms including a principal bedroom with ensuite. The family bathroom is fitted with a three piece suite and bidet, while an additional store room offers scope to create a larger bathroom in the future if required. The property also presents significant potential for further extension works, subject to the usual consents.

Externally, the home continues to impress with an in and out driveway providing parking for multiple vehicles, alongside a detached garage positioned to the side. The rear garden features a large patio and seating areas leading onto a lawn, offering plenty of space for outdoor dining, gardening and family enjoyment.

A fantastic opportunity to secure a substantial detached home in a highly regarded location, combining space, flexibility and everyday convenience.





Entrance  
4'8" x 4'9" (1.43m x 1.45m)

Hallway  
9'3" x 10'0" (2.82m x 3.05m )

Kitchen  
9'1" x 9'3" (2.77m x 2.82m)

Sunroom  
10'5" x 8'0" (3.19m x 2.46m)

Living Room  
14'9" x 12'1" (4.52m x 3.70m )

Sunroom  
11'10" x 11'5" (3.62m x 3.49m )

Dining Room  
16'8" x 11'6" (5.09m x 3.53m)

WC  
4'4" x 4'4" (1.33m x 1.34m)

Landing  
9'0" x 5'8" (2.76m x 1.73m)

Bedroom  
11'6" x 11'11" (3.52m x 3.65m )

Ensuite  
2'8" x 8'5" (0.82m x 2.59m)

Bedroom  
10'8" x 12'10" (3.26m x 3.93m )

Bedroom  
7'8" x 11'2" (2.36m x 3.41m )

Office/Bedroom  
5'6" x 11'3" (1.68m x 3.43m )

Bathroom  
8'11" x 5'6" (2.73m x 1.70m)

Store room  
4'10" x 2'9" (1.48m x 0.85)

Garage  
6'10" x 8'6" (2.10m x 2.60m)

Garage  
7'3" x 7'5" (2.21m x 2.28m)



## Floor Plan



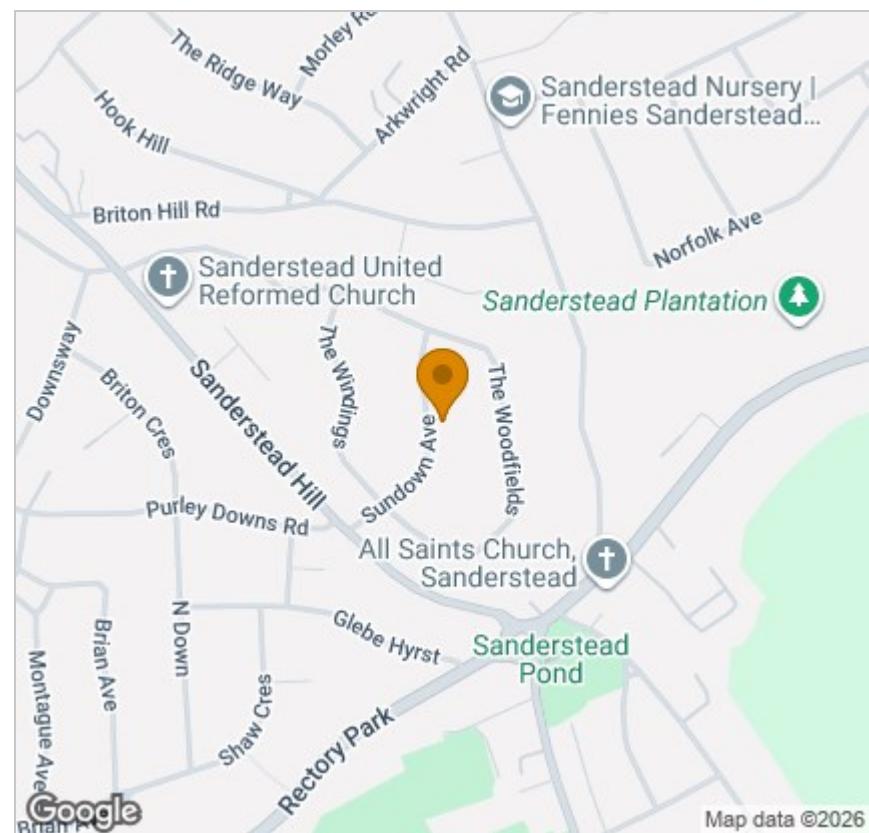
## Viewing

Please contact our Coulsdon Sales Office on 0208 763 8878 if you wish to arrange a viewing appointment for this property or require further information.



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## Area Map



## Energy Efficiency Graph

