



OVER 60?

Secure this property
for up to **59% less!**

Price

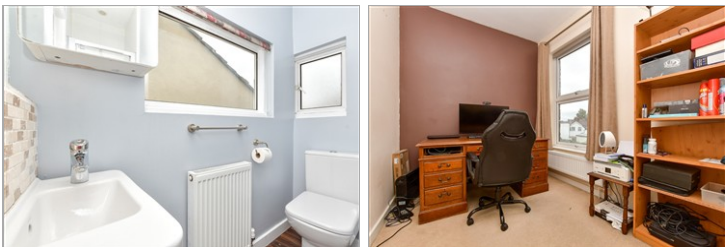
£435,000

Freehold

3x  2x  2x 

**Sanderstead Road,
South Croydon, Surrey,
CR2**

cubitt&west
Helping you move forwards



Main features

- Semi-detached house presented in excellent condition
- Bedroom 1 with en-suite shower room, handy basement
- Good size lounge flooded with light
- Walking distance to Purley Oaks & Sanderstead stations
- Just a minute from Purley Oaks Primary school

Accommodation

BASEMENT

Basement Room: 13'10 x 13'8 (4.22m x 4.17m)

GROUND FLOOR

Hallway

Lounge: 13'10 x 13'10 (4.22m x 4.22m)

Dining Room: 12'10 x 10'6 (3.91m x 3.20m)

Kitchen: 11'7 x 7'9 (3.53m x 2.36m)

Utility Area/Cloakroom: 8'2 x 7'9 (2.49m x 2.36m)

FIRST FLOOR

Landing

Bedroom 1: 13'10 x 13'10 (4.22m x 4.22m)

En-Suite Shower Room

Bedroom 2: 10'2 x 7'10 (3.10m x 2.39m)

Bedroom 3: 10'11 x 7'9 (3.33m x 2.36m)

Bathroom

OUTSIDE

Front Garden

Rear Garden

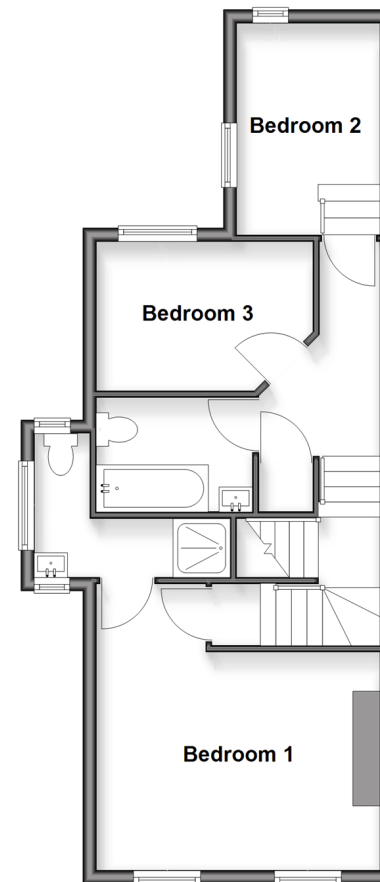
Ground Floor

Approx. 51.5 sq. metres (554.0 sq. feet)



Split Level First Floor

Approx. 48.6 sq. metres (523.5 sq. feet)



Call Purley - 020 8660 8882 ■ cubittandwest.co.uk

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.



21511801/20251009/DI/MW