



EST 1973
Paul Meakin ESTATE AGENTS
£950,000 Church Way, Sanderstead, CR2 0JQ

- Detached family home
- Three bathrooms
- Built in 2018
- Just under 2,000 sq ft
- Another property entrusted to Paul Meakin Estate Agents
- Four bedrooms
- Four reception areas
- Stunning kitchen breakfast room
- Level landscaped secluded garden

Paul Meakin are delighted to market this stunning four bedroom 'chain free' detached family home built in 2018 boasting just under 2,000 sq ft within a private cul de sac. This property offers a large welcoming reception hall, a bright and spacious living room, play area, separate study, a large kitchen breakfast room which is the heart of the home and the perfect entertaining space, under floor heating to the ground floor, radiators to the first floor. In addition the property provides a laundry room, downstairs cloakroom, garage, four good sized bedrooms with three bathrooms, private landscaped secluded garden, off street parking and 5 years remaining of the 10 year new build warranty. Additional features include solar panels, oak internal doors, high quality smeg kitchen appliances and sprinkler system.

A great location within reach of a good selection of schools, Sanderstead village including Waitrose supermarket and both Sanderstead & Purley Oaks stations - London Bridge/Victoria 25mins.

Your earliest viewing is advised to appreciate its location, presentation and size of this fantastic property.

Council Tax band G and EPC- B



- Living room
13'4" x 15'3" (4.08 x 4.67)
- Living room
12'2" x 8'10" (3.73x 2.71)
- Kitchen/ Dining Area
13'7" x 22'10" (4.16 x 6.97)
- Office
14'3" x 7'9" (4.35 x 2.38)
- Laundry room
5'11" x 5'8" (1.82 x1.74)
- W/C
5'10" x 4'9" (1.78 x 1.46)
- Bedroom
11'5" x 12'0" (3.49 x 3.66)
- Bedroom
8'8" x 13'3" (2.65 x 4.04)
- En suite
3'11" x 8'3" (1.21 x 2.53)
- Bedroom
13'7" x 9'3" (4.15x 2.82)
- Bedroom
13'11" x 9'3" (4.25 x 2.82)
- Bathroom
5'6" x 7'4" (1.70 x 2.24)
- En-suite 2
5'0" x 7'3" (1.54 x 2.22)
- Garage
18'10" x 9'2" (5.75 x 2.80)



Ground Floor



Floor 1



Approximate total area**
 1995 ft²
 185.34 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	89 90
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive

TAX BAND: G

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



