Paul Meakin

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)

14'3" x 7'9" (4.35 x 2.38)

Laundry room 5'11" x5'8" (1.82 x1.74)

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)

3'11" x 8'3" (1.21 x 2.53)

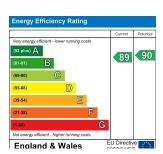
Bedroom 13'7"x 9'3" (4.15x 2.82)

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)



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 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 are advised to recheck the















185.34 m²

Church Way, Sanderstead, CR2 0JQ £950,000

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





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. Addtional 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 adviced to appreciate its location, presentation and size of this fantsasic property.

Council Tax band G and EPC-B































