



EST 1973  
**Paul Meakin** Offers In Excess Of £675,000 Tandridge Gardens, South Croydon, CR2 9HW  
 ESTATE AGENTS



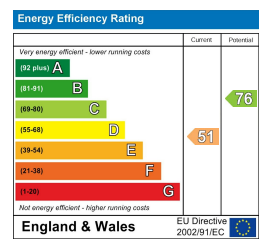
A well presented three bedroom detached bungalow situated on a substantial private plot within a residential road. Internally offering an impressive open plan living / dining room, two separate conservatories, kitchen overlooking the garden, two spacious double bedrooms, a generous single bedroom and a contemporary shower room. Both the front and rear garden have been beautifully maintained, mainly laid to lawn with an array of foliage and plants, terrace for entertaining and a pond. Off street parking is provided via the driveway as well as the garage. There is also ample potential to extend STPP.

Tandridge Gardens is a popular residential cul de sac located close to fields and woods yet surrounded by excellent local amenities including local bus services to Warlingham, Selsdon and Purley, several mainline railway stations including Riddlesdown, Purley, Sanderstead and Purley Oaks, shopping facilities at Sanderstead, Warlingham, Selsdon and Purley and some excellent state and private schools including nearby Riddlesdown Collegiate, Gresham and Atwood. The M25/M23 junction 6 can be found at Godstone and provides access to Gatwick Airport.



Your earliest viewing is advised to appreciate location, potential and size.

Croydon Council tax band E



TAX BAND: E

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 measurements

- Detached Bungalow
- Generous private plot
- Three Bedrooms
- Spacious Living / Dining Room
- Two Conservatories
- Modern Kitchen
- Shower room
- Large garden
- Driveway and Garage
- Potential to Extend STPP

- Entrance Hallway  
16'4" x 4'5" (5 x 1.37)
- Living Room  
17'11" x 18'6" (5.47 x 5.64)
- Kitchen  
12'7" x 9'3" (3.86 x 2.84)
- Rear Sunroom  
17'7" x 8'5" (5.38 x 2.58)
- Side Sunroom  
17'2" x 8'6" (5.24 x 2.61)
- Bathroom  
8'5" x 5'11" (2.59 x 1.81)
- Bedroom One  
12'6" x 11'0" (3.82 x 3.37)
- Bedroom Two  
10'6" x 12'1" (3.21 x 3.69)
- Bedroom Three  
8'7" x 8'0" (2.62 x 2.44)
- Garage  
20'11" x 8'3" (6.40 x 2.54)
- Garden

