



EST 1973  
**Paul Meakin** £900,000 Briton Hill Road, South Croydon, CR2 0JJ  
 ESTATE AGENTS

- Double fronted detached family home
- Four bedrooms
- Stunning refitted Kitchen breakfast room
- Utility room
- Drievway
- Boasting just over 2,000 sq ft
- Three bathrooms
- Two reception rooms
- Single garage

Paul Meakin are delighted to welcome to the market this stunning four bedroom extended double fronted detached family home in one of the most sought after residential roads in Sanderstead boasting just over 2,000 sq ft. Internally offering a stunning refitted kitchen breakfast room with built in appliances, utility room, downstairs cloakroom, two separate reception rooms with the larger living room enjoying direct access to the level landscaped garden. The first floor provides four bright and spacious bedrooms, the master bedroom with en-suite and dressing area, second bedroom with en suite plus a refitted family bathroom. Off street parking is provided via the driveway with landscaped garden area and access to garage. Council tax band G.

This property is perfect for growing families to enjoy the accommodation and location. Briton Hill Road is located off Sanderstead Hill being within reach of Sanderstead Village and pond, Gresham, Atwood and The Ridgeway schools, both Sanderstead and Purley Oaks stations, a choice of golf, tennis and cricket clubs together with Waitrose and bus services into Croydon, Purley, Selsdon and Warlingham.

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

- Hallway
- Dining Room  
16'5 x 11'7 (5.00m x 3.53m)
- Living Room  
21'3 x 15' (6.48m x 4.57m)
- Kitchen breakfast Room  
18'6 x 10'9 (5.64m x 3.28m)
- Utility Room  
6'10 x 4'4 (2.08m x 1.32m)
- Downstairs Cloakroom
- Bedroom  
12'6 x 8'10 (3.81m x 2.69m)
- En Suite  
7' x 4'11 (2.13m x 1.50m)
- Dressing Area  
11'4 x 7'5 (3.45m x 2.26m)
- Bedroom  
16'9 x 11'8 (5.11m x 3.56m)
- En Suite  
6'11 x 6' (2.11m x 1.83m)
- Bedroom  
10'2 x 9'1 (3.10m x 2.77m)
- Bedroom  
11'7 x 6'11 (3.53m x 2.11m)
- Bathroom  
8'11 x 7'9 (2.72m x 2.36m)
- Driveway
- Garage  
30'8 x 9'5 (9.35m x 2.87m)



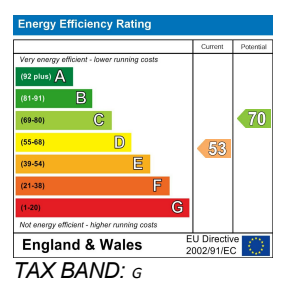
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Approximate total area\*  
 2003.92 ft<sup>2</sup>  
 186.17 m<sup>2</sup>

(1) 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.

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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





