



Ground Floor



Floor 1

EST 1973
Paul Meakin
 ESTATE AGENTS

Approximate total area[®]
 1762.88 ft²
 163.78 m²

Reduced headroom
 9.98 ft²
 0.93 m²

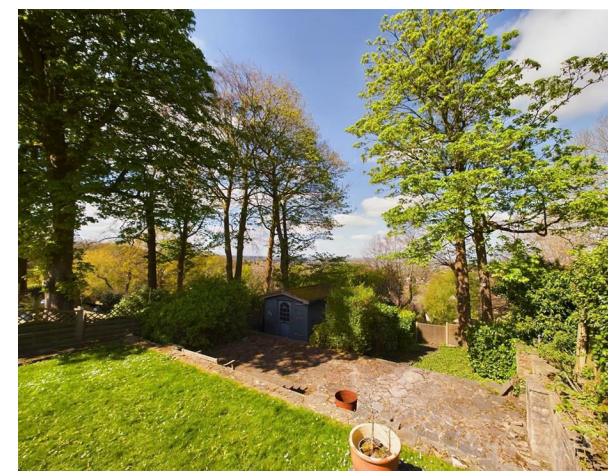
(1) Excluding balconies and terraces

Reduced headroom
 (below 1.5m/4.92ft)

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

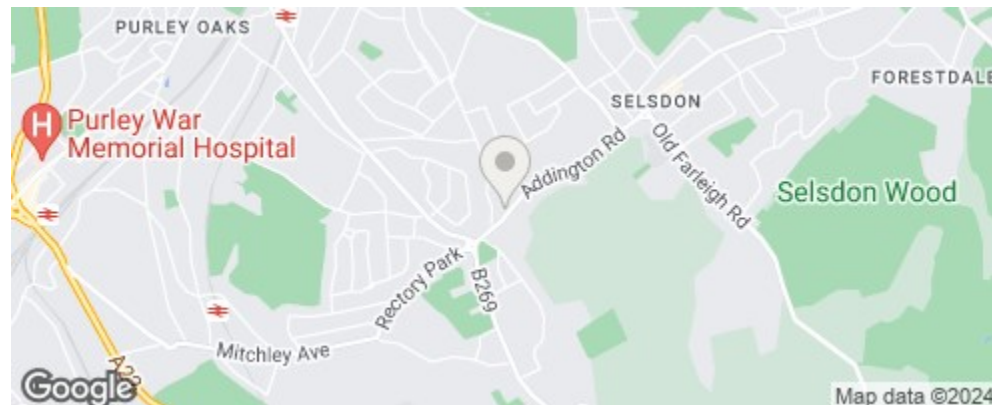
GIRAFFE360

EST 1973
Paul Meakin £800,000 Addington Road, South Croydon, CR2 8RF
 ESTATE AGENTS



Paul Meakin is pleased to market this chain free unique and rarely available three double bedroom detached home with stunning views across London to the rear of the property. This property offers versatile accommodation for buyers to create the perfect home with a large reception hall, a good sized reception room open plan to a dining area, refitted downstairs shower room, a refitted kitchen breakfast room plus a large sitting room with bi-fold doors giving direct access to the garden and uninterrupted views across the skyline. The first floor provides a master bedroom with built in wardrobes, juliet doors to a balcony and an en-suite bathroom. Other features included large driveway for off street parking with access to a garage, large two tiered garden completely secluded and private. The property does require some updating but has the perfect balance of bedrooms verses living space for buyers to enjoy and entertain in. Located conveniently for Sanderstead village, local amenities, frequent bus services, good selection of local schools and a short distance to a selection of stations for access up into London. Your viewing is advised to appreciate, location, potential and size.
 Council Tax band F | EPC Pending

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D		48	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



TAX BAND: F

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

- Chain free
- Detached home
- Views accross London
- Three bedrooms
- En suite to master bedroom
- Two reception rooms
- Fitted kicthen breakfast room
- Large driveway
- Garage

