

**Approximate total area<sup>(1)</sup>**  
 1205.76 ft<sup>2</sup>  
 112.02 m<sup>2</sup>

**Reduced headroom**  
 2.81 ft<sup>2</sup>  
 0.26 m<sup>2</sup>

(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.

GIRAFFE 360

Ground Floor Building 1

Floor 1 Building 1

Ground Floor Building 2



Guide Price £650,000 Mitchley Grove, Sanderstead, CR2 9HS

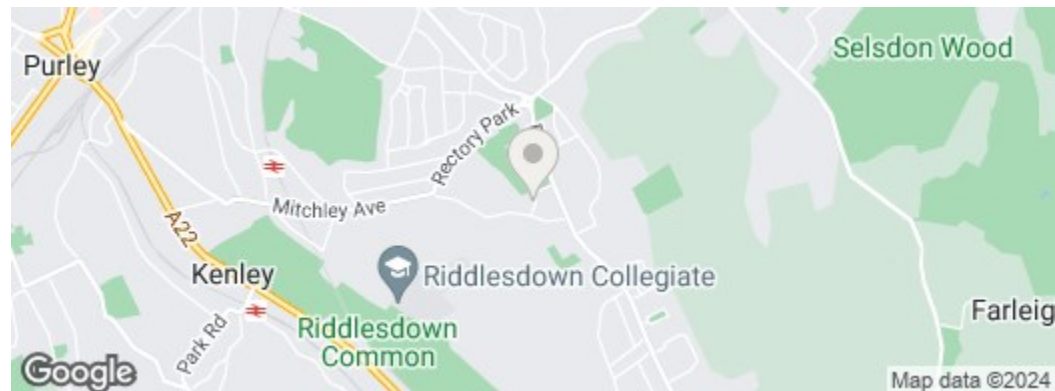


A chain free three bedroom chalet style semi detached property which boasts scope to extend STPP to create the perfect family home for growing families needing to be close to a selection of good schools or equally ideal for buyers downsizing who desire a level plot within walking distance to Sanderstead village, bus services, Waitrose and short distance to a choice of station for access into London. Within a two minute walk to Sanderstead recreational ground and Cricket Club for families to enjoy.

This property offers two good sized reception rooms, a third bedroom to the ground floor, downstairs bathroom and a good sized fitted kitchen. The first floor offers two large double bedrooms, ensuite W.C to one and has plenty of eaves storage space. Many similar homes have created dormer windows to the eaves space enlarging the first floor with additional bedroom and or bathroom. The level plot enjoys a beautiful front garden, off street parking via driveway to a single garage. The south facing landscaped garden is approx 150ft, with a lovely large patio area, well established flower borders filled with shrubs, large lawn area and fruit trees.

Your earliest viewing is advised to appreciate, location, size and potential.  
 EPC Pending | Council Tax band E

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>76</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	



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

Living room  
14'4" x 12'6" (4.39 x 3.82)

Dining room  
12'4" x 12'5" (3.78 x 3.80)

Kitchen  
9'3" x 9'10" (2.82 x 3.01)

Bathroom  
5'10" x 6'7" (1.80 x 2.03)

W/C  
4'9" x 2'8" (1.47 x 0.82)

Bedroom / Office  
8'1" x 6'7" (2.48 x 2.03)

Bedroom  
11'5" x 12'6" (3.50 x 3.82)

Bedroom  
12'5" x 12'9" (3.80 x 3.91)

Upstairs w/c  
4'3" x 3'1" (1.30 x 0.96)

Garage

Garden

