



£525,000 Sanderstead road, South Croydon, CR2 0JP



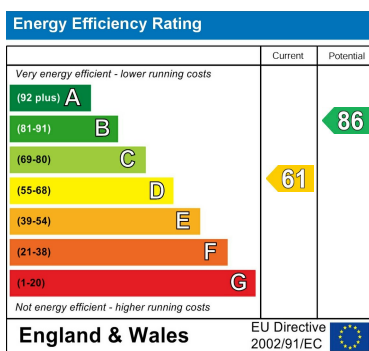
Paul Meakin Estate Agents are delighted to market this well presented period style semi detached property offered to the market by the current owners in good condition boasting scope to extend STPP. Briefly comprising entrance hall with stairs to first floor, snug front reception room, bright and spacious open plan refitted stylish kitchen dining area enjoying direct access to the landscaped garden, the first floor offers three bedrooms and a re-fitted family bathroom.

Additionally there is double glazing, gas central heating, landscaped front and rear gardens, parking space to rear (accessed via Briton Hill Road), period fireplaces, a refitted kitchen and bathroom.



The location is ideal for commuters with Sanderstead and Purley Oaks train stations within walking distance of the property providing express links to East Croydon, London Bridge and Victoria Stations. There is a parade of local shops/restaurants close by and comprehensive amenities and shops can be found in South Croydon, Sanderstead village and the Purley Way, there are also local recreational open spaces, popular schools and bus services close at hand.

EPC Pending | 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 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

- Period property
- Well presented
- Three bedrooms
- Refitted Kitchen / Dining area
- Landscaped gardens
- Refitted bathroom
- Scope to Extend STPP
- Off street parking
- Vendors suited



Entrance hall
7'4" x 3'5" (2.24 x 1.05)

Reception room
11'10" x 9'8" (3.62 x 2.96)

Kitchen/Diner
12'1" x 16'7" (3.7 x 5.06)

Laundry room
6'7" x 2'5" (2.01 x 0.74)

Landing
13'2" x 3'6" (4.02 x 1.09)

Bedroom
12'0" x 9'9" (3.66 x 2.98)

Bedroom
8'9" x 9'10" (2.67 x 3.01)

Bedroom
7'5" x 6'2" (2.28 x 1.9)

Bathroom
7'7" x 7'3" (2.33 x 2.23)

Garden

Off Street Parking

