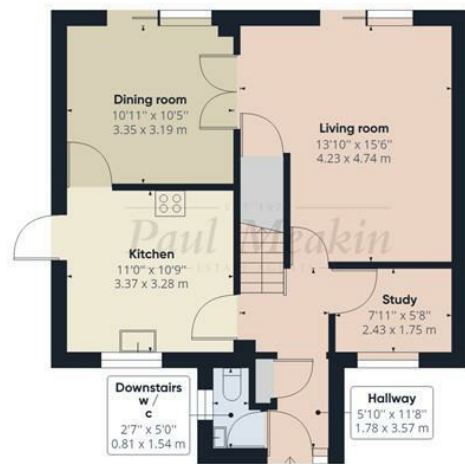
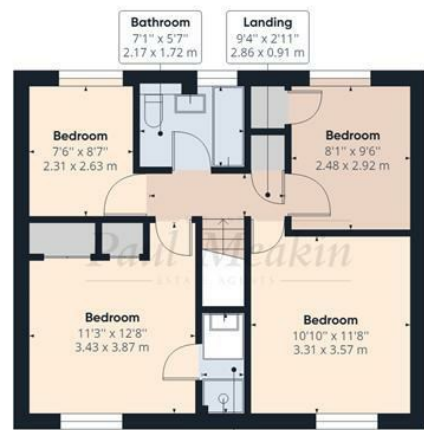




Ground Floor Building 2



Ground Floor Building 1



Floor 1 Building 1



Approximate total area<sup>(1)</sup>  
 1371.68 ft<sup>2</sup>  
 127.43 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.

GIRAFFE360

**£675,000** Tindale Close, Sanderstead, CR2 0RT

- Four bedroom detached family home
- Separate study room
- Driveway for multiple cars
- Master bedroom with ensuite shower room
- Two reception rooms
- Close to Purley Oaks and Sanderstead stations
- Secluded and well maintained garden
- Another property entrusted to Paul Meakin

Paul Meakin is delighted to welcome to the market this spacious and well presented four bedroom double fronted detached family home with scope to extend STPP. Located in a desirable and quiet residential cul de sac. The property includes a refitted kitchen, a spacious and airy reception room with double internal doors leading to the dining room, which gives flexibility for open plan living if desired. The downstairs also benefits from a separate study, perfect for those working from home, a downstairs W/C additionally both the reception rooms each have double doors leading to the secluded garden



The upstairs accommodation includes the master bedroom, with built in wardrobes and ensuite shower room, a second double bedroom with built in wardrobe, two further good sized rooms and family bathroom. Externally, the garden has a good size patio area, perfect for al fresco dining and for entertaining family and friends. The remainder of the garden is secluded, landscaped and well maintained. The property also benefits from a double detached garage and driveway.



This is an ideal family home with a selection of good local state and private schools close to Purley Beeches which is perfect for woodland walks. Located opposite Purley Downs Golf Club within a 20 minute walk of both Sanderstead and Purley Oaks Stations with fast trains to London Bridge and Victoria. The local village of Sanderstead provides various amenities including Waitrose, restaurants and green open spaces. The M25/M23 is within approximately a fifteen minute drive giving easy access to Gatwick airport. Your earliest viewing is recommended to appreciate size, location and presentation.

Energy Efficiency Rating	
100 points A	Current Potential
80-90 A	84
69-79 B	
55-68 C	66
39-54 D	
21-38 E	
1-20 F	
1-20 G	

Not energy efficient - higher running costs  
 England & Wales EU Directive 2002/91/EC

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

Entrance Hall  
5'10" x 11'8" (1.78 x 3.57)

Kitchen  
11'0" x 10'9" (3.37 x 3.28)

Dining Room  
10'11" x 10'5" (3.35 x 3.19)

Living Room  
13'10" x 15'6" (4.23 x 4.74)

Study  
7'11" x 5'8" (2.43 x 1.75)

Downstairs W/C  
2'7" x 5'0" (0.81 x 1.54)

Landing  
9'4" x 2'11" (2.86 x 0.91)

Bedroom One  
11'3" x 12'8" (3.43 x 3.87)

Bedroom Two  
10'10" x 11'8" (3.31 x 3.57)

Bedroom Three  
8'1" x 9'6" (2.48 x 2.92)

Bedroom Four  
7'6" x 8'7" (2.31 x 2.63)

Bathroom  
7'1" x 5'7" (2.17 x 1.72)

Double Garage  
16'1" x 16'7" (4.92 x 5.07)

Croydon Council Tax Band F

