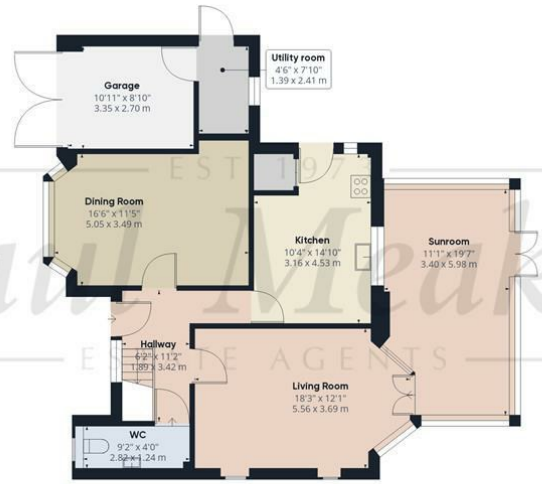




EST 1973
Paul Meakin £900,000 Briton Crescent, South Croydon, CR2 0JN
 ESTATE AGENTS



Approximate total area⁽¹⁾
 1657.57 ft²
 153.99 m²



(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.

GIRAFFE 360



Paul Meakins welcomes to the market this stunning detached family home. This home offers an abundance of space and an array of stunning features. Upon entering the property you are welcomed by a large hallway, leading to a spacious lounge with feature fireplace, and benefiting from natural light throughout. Adjacent to the lounge, is a large dining room, ideal for both family meals and entertaining. The Kitchen provides both space and functionality, with ample storage space and integrated appliances. One of the standout features of the property is the expansive conservatory, flooded with natural light, this is the perfect space to relax and appreciate the beautifully landscaped garden.



The first floor consists of three generously proportioned bedrooms, the master benefitting from fitted wardrobes and a fully tiled shower. There is also a family bathroom with separate W/C. The property benefits from an exceptionally maintained, level garden. A sizeable patio area offering secluded seating, perfect for al fresco dining and entertaining. The property boasts an in-and-out driveway as well as a garage. There is scope to extend STPP.

There are great amenities in the local and surrounding area including several mainline railway stations, with Sanderstead and Purley Oaks being within walking distance. Waitrose and sanderstead village just a short walk away. There is outstanding local schools including Ridgeway and Riddlesdown.



Energy Efficiency Rating	
Current	Potential
81	81
100 (most) A 69 (41) B 55 (44) C 39 (44) D 21 (54) E 9 (74) F 1 (95) 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

- Stunning detached family home
- Scope to extend STPP
- Level plot with landscaped grounds
- Three reception rooms
- Refitted kitchen
- Garage
- Close to all amenities
- In out drive way



Hallway
6'2" x 11'2" (1.89 x 3.42)

Living Room
18'2" x 12'1" (5.56 x 3.69)

W/C
9'3" x 4'0" (2.82 x 1.24)

Dining Room
16'6" x 11'5" (5.05 x 3.49)

Kitchen
10'4" x 14'10" (3.16 x 4.53)

Sunroom
11'1" x 19'7" (3.4 x 5.98)

Bedroom
13'5" x 11'6" (4.09 x 3.53)

Bedroom
16'3" x 11'11" (4.96 x 3.65)

Bedroom
8'6" x 11'8" (2.61 x 3.56)

WC
3'3" x 2'11" (1 x 0.89)

Bathroom
4'11" x 8'2" (1.5 x 2.49)

Landing
6'5" x 10'0" (1.97 x 3.05)

