

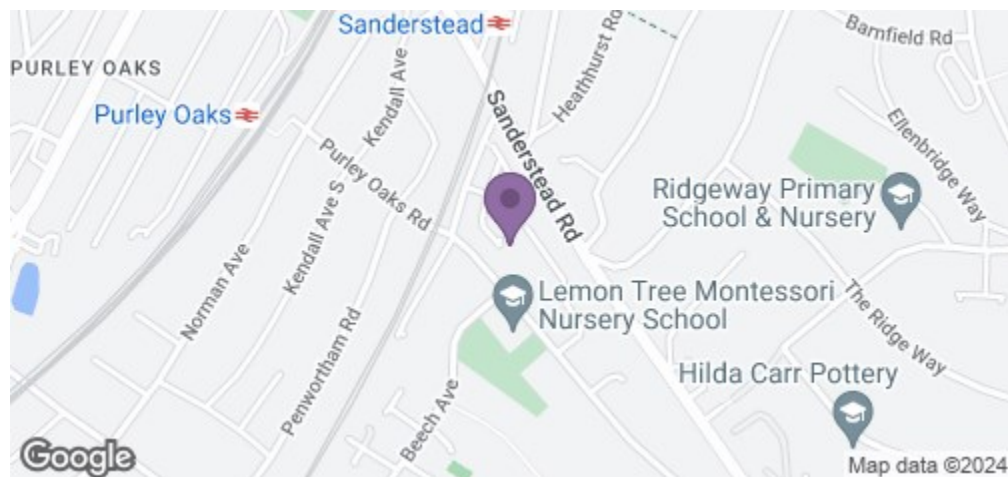
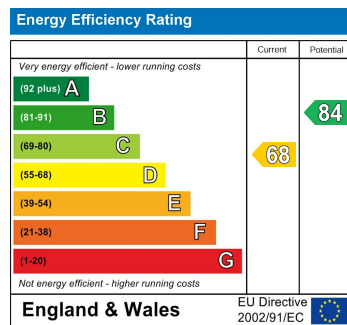


EST 1973
Paul Meakin Asking Price of £625,000 Timberling Gardens, South Croydon,
 CR2 0AW

Paul Meakin is delighted to welcome to the market this spacious and well presented four bedroom semi-detached family home boasting a corner plot with scope to extend STPP in a desirable and quiet residential cul de sac. The property includes a refitted kitchen, a bright and spacious 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 downstairs W/C, internal access to the garage and patio door leading to the secluded level garden.

Upstairs there is a spacious master bedroom with a en-suite shower room. There are three other double bedrooms and a re-fitted family bathroom. All bedrooms have floor to ceiling built-in wardrobes. Externally this property has a secluded quiet garden that surrounds the house and mainly laid to lawn with an insulated cabin (internal dimensions 11'3 x 7'3) in the garden with electricity and lighting, used as a home office.

This is an ideal family home with a selection of good local state and private schools and within a short walk to Sanderstead and Purley Oaks Stations with fast trains to London Bridge and Victoria. Close by, there is also a parade of shops, the 403 bus route, as well as Purley Beeches and Wetheren Tree Garden. The M25/M23 is within approximately a fifteen minute drive giving easy access to Gatwick airport. There is extension potential and we understand that the current owners have plans that were drawn up under permitted development and which they are willing to share. Your earliest viewing is recommended to



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

- Four bedroom semi detached
- Corner plot position (scope to extend STPP)
- Refitted bathroom
- Large lounge
- Dining room
- Level garden
- Garden Office
- En suite to master bedroom
- Garage and driveway



- Hallway
16'5" x 6'3" (5.02 x 1.92)
- Kitchen
14'0" x 8'1" (4.28 x 2.48)
- Dining Room
12'10" x 9'11" (3.92 x 3.04)
- Living Room
12'11" x 14'0" (3.94 x 4.29)
- Garage
20'2" x 8'10" (6.15m x 2.69m)
- WC
5'6" x 3'0" (1.69 x 0.92)
- Landing
5'3" x 9'11" (1.62 x 3.04)
- Bedroom
12'11" x 11'5" (3.95 x 3.49)
- Bedroom
12'11" x 9'10" (3.96 x 3.01)
- Bedroom
8'5" x 9'1" (2.57 x 2.77)
- Bedroom
8'8" x 11'4" (2.66 x 3.47)

