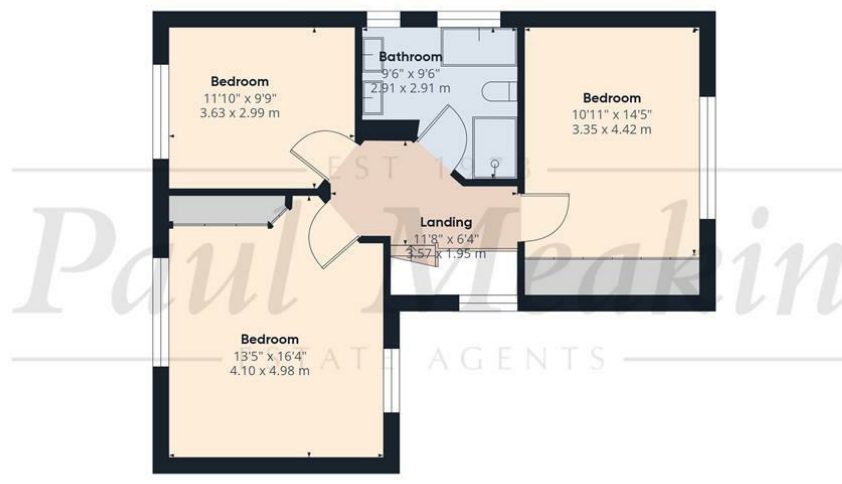




Approximate total area⁽¹⁾
 1689.42 ft²
 156.95 m²



(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

EST 1973
Paul Meakin Price Guide £750,000 Addington Road, Sandertsead, CR2 8RF
 ESTATE AGENTS



****VENDORS HAVE FOUND REDUCED FOR SWIFT SALE****
 Paul Meakin are delighted to market this stunning three double bedroom detached family home which boasts a large plot perfect for scope to extend STPP. Internally the bright and spacious hall leads to a downstairs cloakroom, an impressive refitted kitchen breakfast room with built in appliances, open plan to a dining area with side bi-folds, a large sitting area with step down to the rear reception area enjoying direct access to the level landscaped garden with far reaching views across London plus an additional reception room suitable for a study or fourth bedroom. The first floor is large and offers three double bedrooms with a refitted family bathroom offering separate shower cubicle and twin sinks. The garage is a good size and could be converted STPP and the large frontage offers ample off street parking. Located within a short distance to Sanderstead village and all its amenities, frequent bus services, within a mile of main train line stations giving access into London along with a selection of good local schools. This is a must view property to appreciate it's full potential, location and internal presentation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		76
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	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

- VENDORS SUITED REDUCED FOR SWIFT SALE
- Detached
- Large plot scope to extend STPP
- Impressive kitchen breakfast room
- Two large reception areas
- Study / Fourth bedroom
- Refitted bathroom
- Level landscaped garden
- Garage



Entrance Hall
14'10 x 7'7 (4.52m x 2.31m)

Downstairs Cloakroom

Kitchen
19' x 8'11 (5.79m x 2.72m)

Living Room
17' x 13'5 (5.18m x 4.09m)

Dining Room
17'7 x 11'3 (5.36m x 3.43m)

Study / Fourth bedroom
11'3 x 9'1 (3.43m x 2.77m)

Landing
11'8 x 6'4 (3.56m x 1.93m)

Bedroom 16'4 x 13'5

Bedroom
14'5 x 10'11 (4.39m x 3.33m)

Bedroom 11'10 x 9'9

Barthroom
9'6 x 9'6 (2.90m x 2.90m)

Garage
17'7 x 9'5 (5.36m x 2.87m)

