## Floor Plan

**Garage**
15'0" x 8'3"
4.70 x 2.53 m

**Bedoom**
10'0" x 8'2"
3.02 x 2.50 m

**Bedoom**
14'0" x 11'1"
4.27 x 3.39 m

**Reception room**
15'0" x 10'10"
4.54 x 3.31 m

**Sunroom**
9'0" x 12'6"
2.73 x 3.82 m

**Hallway**
10'0" x 6'0"
3.04 x 1.84 m

**Entry**
4'0" x 3'7"
1.09 x 1.09 m

**Bathroom**
9'0" x 5'1"
2.70 x 1.55 m

**Kitchen**
9'0" x 8'1"
2.69 x 2.47 m

**Approximate total area**[1]
841.52 ft²
78.18 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.

GIRAFFE360

### Energy Efficiency Rating

| | Current | Potential |
|---|---|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 86 |
| (69-80) C | | |
| (55-68) D | 67 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

**England & Wales** — EU Directive 2002/91/EC

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 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

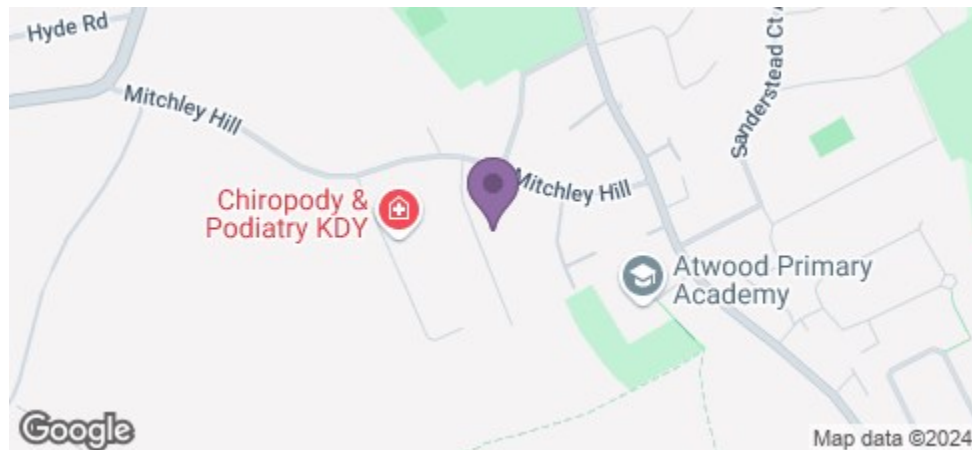## Offers In Excess Of £500,000   Tandridge Gardens, South Croydon, CR2 9HW

Paul Meakins welcomes to the market this charming, detached 'Chain Free' Bungalow in Tandridge Gardens. This property comprises two spacious bedrooms, perfect for small families, couples and those looking to downsize without compromising on comfort. The main living room is a bright and airy space, perfect for relaxing or entertaining. The adjoining conservatory provides views of the garden and floods the living space with natural light. The property also benefits from a well-appointed kitchen with access to the garden, as well as a family bathroom. The garden is well maintained whilst there is also a garage and off-street parking.

Tandridge Gardens is a popular residential cul-de-sac located close to fields and woods yet surrounded by excellent local amenities including local bus services to Warlingham, Selsdon and Purley, several mainline railway stations including Riddlesdown, Purley, Sanderstead and Purley Oaks, shopping facilities at Sanderstead, Warlingham, Selsdon and Purley and some excellent state and private schools including nearby Riddlesdown Collegiate, Gresham and Atwood. The M25/M23 junction 6 can be found at Godstone and provides access to Gatwick Airport.

Your earliest viewing is advised to appreciate location, potential and size.

Croydon Council tax band E

Hallway
9'11" x 6'0" (3.04 x 1.84 )

Entrance
3'6" x 3'6" (1.09 x 1.09 )

Bathroom
8'10" x 5'1" (2.7 x 1.55 )

Kitchen
8'9" x 8'1" (2.69 x 2.47)

Living Room
14'10" x 10'10" (4.54 x 3.31)

Sunroom
8'11" x 12'6" (2.73 x 3.82 )

Bedroom
9'10" x 8'2" (3.02 x 2.50)

Bedroom
14'0" x 11'1" (4.27 x 3.39 )

Garage
15'5" x 8'3" (4.7 x 2.53)