

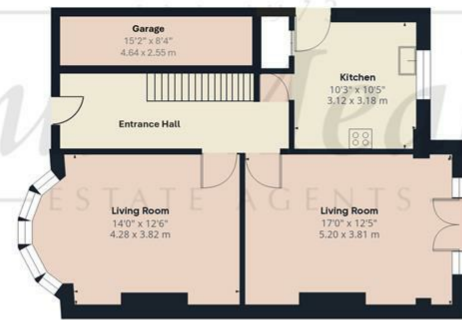


EST 1973
Paul Meakin £680,000 Farm Fields, South Croydon, CR2 0HL
 ESTATE AGENTS

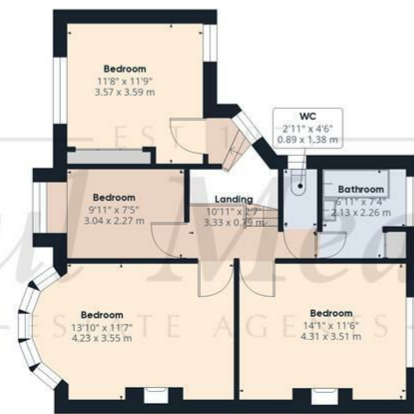
Paul Meakin are delighted to welcome to the market this extended four bedroom semi detached family home in a sought after tree lined residential road in Sanderstead. Compromising of a bright and airy entrance hallway, two separate good sized reception rooms, kitchen/ breakfast room to the rear. The first offers Three double bedrooms plus a single bedroom and a family bathroom with separate WC. The property also provides a garage and driveway for multiple vehicles. This property is perfect for growing families looking to create their forever home, there is some work that is required to the side extension roof and internal updating subject to buyers tastes along with further scope to extend STPP.

Only 3/4 of a mile away from Sanderstead village which has a wonderful community and which offers a parade of independent local shops and restaurants, as well as coffee shops, post office, salons and a Waitrose supermarket. Within close proximity to outstanding local schools making the area ideal for families, but also is conveniently located for Sanderstead Station and Purley Oaks Station which provide fantastic links those commuting into London Victoria & London Bridge.

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



Ground Floor



Floor 1

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Approximate total area⁽¹⁾
 1326.01 ft²
 123.19 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.

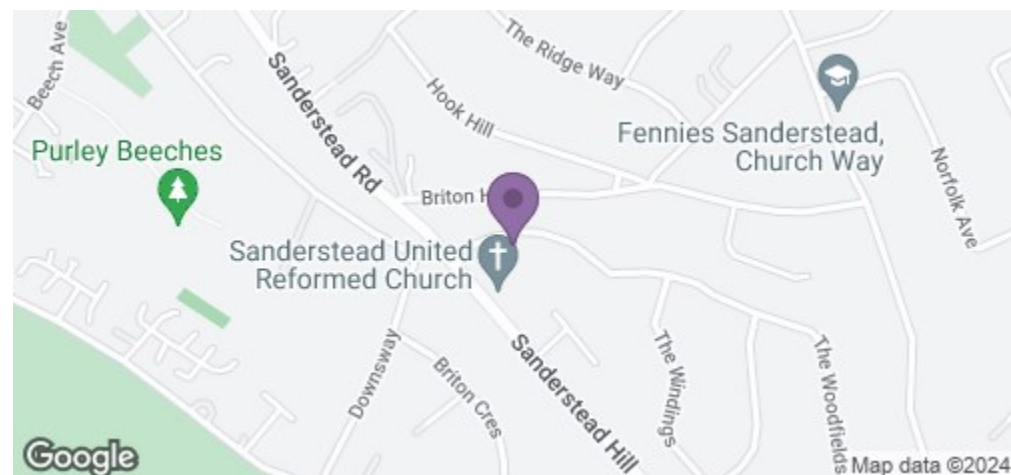
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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



- Four bedrooms
- Two large reception rooms
- Kitchen breakfast room
- Garage
- Requires external work to side extension roof
- Large mature garden
- Off street parking
- Great location for schools and transport

Entrance Hall

Living room
14' x 12'6 (4.27m x 3.81m)

Living Room
17' x 12'5 (5.18m x 3.78m)

Kitchen
10'5 x 10'3 (3.18m x 3.12m)

Landing

Bedroom
14'1 x 11'6 (4.29m x 3.51m)

Bedroom
13'10 x 11'7 (4.22m x 3.53m)

Bedroom
11'9 x 11'8

Bedroom
9'11 x 7'5 (3.02m x 2.26m)

Bathroom
7'4 x 6'11 (2.24m x 2.11m)

Separate WC

Garage
15'2 x 8'4 (4.62m x 2.54m)

Garden

Off Street Parking

