



Approximate total area<sup>(1)</sup>  
 1177.79 ft<sup>2</sup>  
 109.42 m<sup>2</sup>

Reduced headroom  
 94.08 ft<sup>2</sup>  
 8.74 m<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom  
 Below 5 ft/1.5 m

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

EST 1973  
**Paul Meakin** £600,000 Limpfield Road, South Croydon, CR2 9EF  
 ESTATE AGENTS



Paul Meakin would like to welcome to the market this 'Chain free' detached bungalow. Internally, this property offers two double bedrooms on the ground floor, a four-piece bathroom, a large kitchen with side access, a bright and spacious reception room with patio doors leading to a private and secluded garden. Upstairs, offers two bedrooms with plenty of storage throughout the eaves and w/c.



Externally, the property has a garage and off-street parking for two/three cars whilst the landscaped front garden distances you from the road. This property is in a fantastic location within walking distance to Sanderstead Village whilst also being on the 403 bus route to Warringham and South Croydon.

Call now to view and appreciate the size and location.

Council tax band E and EPC Pending

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>80</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	
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

- Chain free detached bungalow
- Garage and off street parking
- Private secluded garden
- Close proximity to Sanderstead village
- On 403 bus route for Warringham and South croydon
- Call now to view and appreciate size and location



Entry  
3'1" x 3'10" (0.95 x 1.17)

Hallway  
16'11" x 6'7" (5.18 x 2.02)

Reception room  
12'9" x 14'6" (3.90 x 4.44)

Kitchen  
8'7" x 11'2" (2.64 x 3.42)

Bathroom  
5'8" x 5'6" (1.74 x 1.68)

Bathroom  
2'9" x 7'2" (0.86 x 2.20)

Garage  
18'4" x 11'0" (5.61 x 3.36)

Bedroom  
12'8" x 11'10" (3.88 x 3.63)

Bedroom  
14'4" x 9'10" (4.39 x 3.00)

Landing  
4'5" x 3'2" (1.35 x 0.99)

W/C  
4'5" x 6'4" (1.35 x 1.94)

Bedroom  
5'10" x 12'10" (1.80 x 3.93)

Bedroom  
8'2" x 18'2" (2.51 x 5.56)

