




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	90	91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	G	
(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



EST 1973

Paul Meakin

ESTATE AGENTS

£625,000

Cranleigh Close, Sanderstead, CR2 9LH



This is a well presented and deceptively spacious three double bedroom semi detached home built in 2018 boasting just under 1,300 sq ft. The large reception hall leads to a modern fitted kitchen breakfast room, downstairs cloakroom, large storage cupboard and a bright and spacious living / dining room enjoying the outlook and level rear garden.



The first floor provides a large landing leading to master bedroom with built in wardrobes and en-suite, a fitted family bathroom with separate shower plus two further double bedrooms. The property is conveniently located in Sanderstead Village with local amenities at your finger tips. Off street parking for two cars is also provided.

This is the perfect purchase for first time buyers, couples downsizing who wish to be in the heart of Sanderstead or families focusing on 'Gresham Primary School' catchment and being within close proximity to Riddlesdown Collegiate for secondary schools. The property is a must view to appreciate, location, presentation and size. Council tax band E.



- Three double bedrooms
- Built in 2018
- Fitted Kitchen breakfast room
- Downstairs cloakroom
- Large living / dining room
- Level secluded garden
- Master bedroom en suite
- Off street parking
- In the heart of Sanderstead
- Just under 1,300 Sq ft

Entrance Hall 13'9 x 4'5 (4.19m x 1.35m)	Bedroom 12'5 x 11'1 (3.78m x 3.38m)
Kitchen 14'6 x 9'11 (4.42m x 3.02m)	Bedroom 17'8 x 7'6 (5.38m x 2.29m)
Living Room 19'3 x 18'7 (5.87m x 5.66m)	Bathroom
Cloakroom	Garden
Landing	Off street parking
Bedroom 14'4 x 11'11 (4.37m x 3.63m)	
En suite	

