

Approximate total area<sup>(1)</sup>  
 889.53 ft<sup>2</sup>  
 82.64 m<sup>2</sup>

(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.

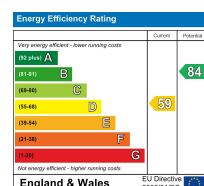
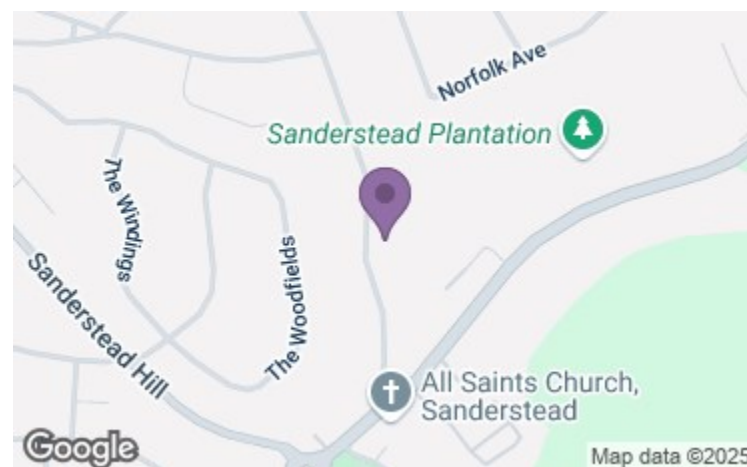
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EST 1973  
**Paul Meakin** £585,000 Church Way, South Croydon, CR2 0JU  
 ESTATE AGENTS

Paul Meakin are delighted to welcome to the market this Chain free three bedroom semi detached bungalow situated within a favourable residential road close to Sanderstead village, good transport links and a selections of well regarded primary and secondary schools. Set proud on an elevated plot and enjoying far reaching views across the London skyline this property is a must view. There is scope to extend STTP which gives you the opportunity to create your dream family home with rear extension and loft conversion just like neighbouring bungalows have.

Internally offering a spacious entrance hall, an bright and airy refitted kitchen breakfast room and a large reception room. With three good sized bedrooms, its provides the opportunity for versatile living with one bedroom having direct access out onto the large rear garden, with a road level single garage, your earliest viewing is advised to appreciate the location and size.



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 property
- Three Bedrooms
- Scope to extend STTP
- Favourable residential road
- Close to Sanderstead village
- Close to good primary and secondary schools
- Good transport links
- Garage

