

Approximate total area<sup>(1)</sup>  
1135.48 ft<sup>2</sup>  
105.49 m<sup>2</sup>

Balconies and terraces  
200.96 ft<sup>2</sup>  
18.67 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.

GIRAFFE360



EST 1973  
**Paul Meakin** £700,000 Croham Mount, South Croydon, CR2 0BR  
ESTATE AGENTS



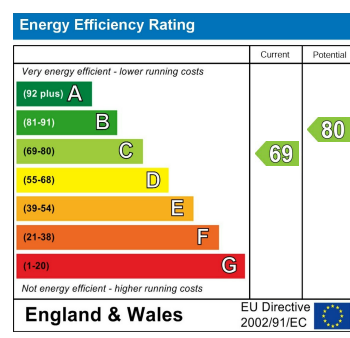
This impressive 1300 sq/ft semi detached property offers a spacious and modern living experience, featuring three double bedrooms, including a master bedroom with an en-suite. The home benefits from an energy-efficient design, with new double glazing and extensive insulation in the floors, walls, and loft. Central heating is provided by an air source heat pump, powering radiators, showers, and taps throughout the property. For added comfort, the hallway, living area, and kitchen are equipped with zoned underfloor heating, while engineered oak flooring runs throughout the space.

The property boasts a stunning open-plan kitchen, lounge, and dining area, complete with three skylights that flood the space with natural light. The high-spec kitchen includes a large island unit, Quartz worktops and splashbacks, brass tap and sink, and top-of-the-line integrated appliances, including induction hob, oven, dishwasher, large fridge/freezer, and wine fridge. The lounge area features a solid wood floating TV unit providing extra storage space.

The master bedroom offers a floor-to-ceiling window, while both the lounge and kitchen open out onto the south-facing back garden, with 5-meter wide sliding doors providing stunning views. The home also includes two luxurious, fully-tiled bathrooms, featuring Grohe taps and showers, wall-mounted vanity units, LED mirror cabinets, and underfloor heating. A utility room provides space for a washing machine and dryer.

The large patio area, measuring 19 sq/m, leads out from the lounge and is perfect for entertaining. The newly landscaped garden includes secure side access from the driveway plus a workshop/garage.

Situated in a quiet, private location, this property is accessed via a driveway off a cul-de-sac and benefits from ample loft storage space. It is ideally located less than 10 mins walk from Sanderstead station, offering excellent transport links to London.



TAX BAND: New Build

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



- Three double bedrooms semi detached with en-suite for master bedroom
- Approx 1300 sq/ft floor area
- Quiet, cul-de-sac location
- Modern high-spec kitchen
- Utility room
- Two high spec bathrooms
- Large decking area plus single garage/workshop
- Newly landscaped, south-facing back garden
- Less than 10mins walk to Sanderstead station
- Close proximity to good schools

