## Paul Meakin

Living room 13'4" x 15'3" (4.08 x 4.67)

Living room 12'2"x 8'10" (3.73x 2.71)

Kitchen/ Dining Area 13'7" x 22'10" (4.16 x 6.97)

Office

Bedroom

14'3" x 7'9" (4.35 x 2.38)

Laundry room 5'11" x5'8" (1.82 x1.74)

5'10" x 4'9" (1.78 x 1.46)

11'5" x 12'0" (3.49 x 3.66)

Bedroom 8'8" x 13'3" (2.65 x 4.04)

En suite 3'11" x 8'3" (1.21 x 2.53)

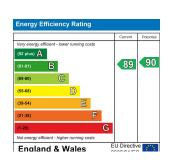
Bedroom 13'7"x 9'3" (4.15x 2.82)

Bedroom 13'11" x 9'3" (4.25 x 2.82 )

Bathroom 5'6" x 7'4" (1.70 x 2.24)

En-suite 2 5'0" x 7'3" (1.54 x 2.22)

Garage 18'10" x 9'2" (5.75 x 2.80)



TAX BAND: G

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















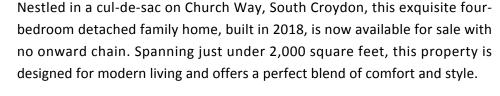


Paul Meakin

185.34 m<sup>2</sup>

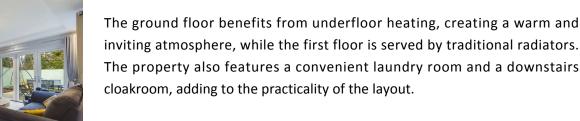
Watch full marketing

- Four bedrooms
- Four reception areas
- Stunning kitchen breakfast room
- Level landscaped secluded garden
- · Detached family home
- Three bathrooms
- Built in 2018
- Just under 2,000 sq ft
- Another property entrusted to Paul Meakin Estate Agents



Church Way,

Upon entering, you are greeted by a large and welcoming reception hall that sets the tone for the rest of the home. The bright and spacious living room provides an ideal space for relaxation, while the play area and separate study cater to both leisure and productivity. The heart of the home is undoubtedly the expansive kitchen breakfast room, which is perfect for entertaining family and friends. This area is equipped with high-quality Smeg kitchen appliances, ensuring that culinary enthusiasts will feel right at home.



Upstairs, you will find four generously sized bedrooms, complemented by







Offers In Excess Of £900,000



Sanderstead village, and local amenities such as Waitrose

























