



EST 1973
Paul Meakin
ESTATE AGENTS

Offers In Excess Of £900,000 Church Way,
South Croydon, Surrey CR0 3AG

- Watch full marketing video!
- 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

Nestled in a cul-de-sac on Church Way, South Croydon, this exquisite four-bedroom detached family home, built in 2018, is now available for sale with no onward chain. Spanning just under 2,000 square feet, this property is designed for modern living and offers a perfect blend of comfort and style.

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.

The ground floor benefits from underfloor heating, creating a warm and inviting atmosphere, while the first floor is served by traditional radiators. The property also features a convenient laundry room and a downstairs cloakroom, adding to the practicality of the layout.

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



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

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

W/C
5'10" x 4'9" (1.78 x 1.46)

Bedroom
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)



Ground Floor



Floor 1

Approximate total area[®]
1995 ft²
185.34 m²

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.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	89	90
EU Directive		

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 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



Sanderstead village, and local amenities such as Waitrose

