



**Paul Meakin**  
 ESTATE AGENTS

Approximate total area<sup>m</sup>  
 1833 ft<sup>2</sup>  
 170.3 m<sup>2</sup>

Loft Space and Garden Sheds  
 540 ft<sup>2</sup>  
 50.2 m<sup>2</sup>

Reduced headroom  
 316 ft<sup>2</sup>  
 29.4 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
 Below 5 ft/1.5 m.

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

EST 1973  
**Paul Meakin** Offers In Excess Of £750,000 Mitchley View, Sanderstead, CR2 9HQ  
 ESTATE AGENTS

- Sought-after private cul-de-sac near Sanderstead Village
- Partially refurbished and well presented
- Modern fitted kitchen
- Three further first floor bedrooms
- Utility room and stylish ground floor bathroom
- Spacious five-bedroom detached chalet-style home
- Bright double-aspect through lounge with garden access
- Two ground floor bedrooms including principal with walk-in wardrobe
- Shower room with WC and loft access potential (STPP)
- In-and-out driveway, garage and rear garden

Situated in a quiet and highly sought-after private cul-de-sac, just a short walk from Sanderstead Village, this substantial five-bedroom detached chalet-style home offers exceptional versatility, generous proportions and a superb setting for family living.

The property provides flexible accommodation throughout, a bright and expansive double-aspect through lounge, enhanced by an abundance of natural light and French doors opening onto the rear garden. Off the main reception space is a handy study/home office, ideal for remote working or additional family use. The ground floor further benefits from a newly fitted contemporary kitchen with integrated appliances, ample storage and extensive work surfaces, along with a separate utility area providing access to both the front and rear. There is also a stylish new bathroom and two well-proportioned bedrooms, including a spacious principal room featuring a walk-in wardrobe.

To the first floor are three further bedrooms served by a modern shower room with WC, offering excellent space for larger families or visiting guests. One of the bedrooms also provides access to loft space, presenting further potential for extension or conversion, subject to the necessary consents.

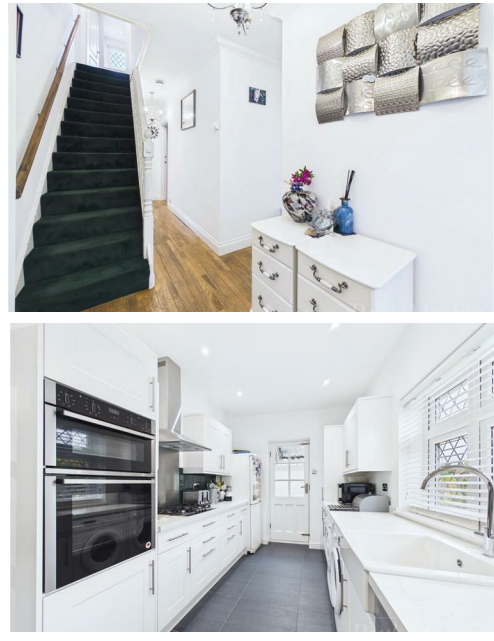
Externally, the home enjoys a level and well-maintained rear garden with patio and lawn areas, ideal for outdoor entertaining, along with useful storage buildings, with electricity and potential to be converted into a garden office/home gym. To the front, an in-and-out driveway provides ample off-street parking, alongside a garage offering further scope for adaptation, such as a gym or additional living space (STPP).

Overall, this is a rare opportunity to acquire a substantial and adaptable family home in a peaceful yet convenient location, close to well-regarded schools and local amenities.

Energy Efficiency Rating	
Current	Potential
	83
	69

Very energy efficient - lower running costs  
 (82 plus) A  
 (81-81) B  
 (69-80) C  
 (55-68) D  
 (39-54) E  
 (21-38) F  
 (1-20) G  
 Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC



**TAX BAND: F**

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

