

Approximate total area<sup>m</sup>  
 775 ft<sup>2</sup>  
 72.2 m<sup>2</sup>

(1) Excluding balconies and terraces

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** £549,000 Harewood Gardens, South Croydon, CR2 9BG  
 ESTATE AGENTS

**Delightful Two-Bedroom Semi Detached Bungalow in Sanderstead CHAIN FREE**

Discover the charm of single-level living in this inviting three-bedroom bungalow, perfectly positioned on a flat plot in the desirable Harewood Gardens, South Croydon. With a spacious, open-plan layout and a beautifully maintained garden, this home is ideal for comfortable family life or relaxed downsizing.

Inside, you'll find two generous bedrooms, a utility or home office, a kitchen with breakfast area, and a bright, open-plan reception room that easily accommodates both living and dining. Outside, the rear garden features a large patio and low-maintenance lawn, perfect for entertaining or enjoying quiet afternoons with the added benefit of a large log cabin. Detached Garage and long driveway amid the front lawns adds off-street parking for further convenience.

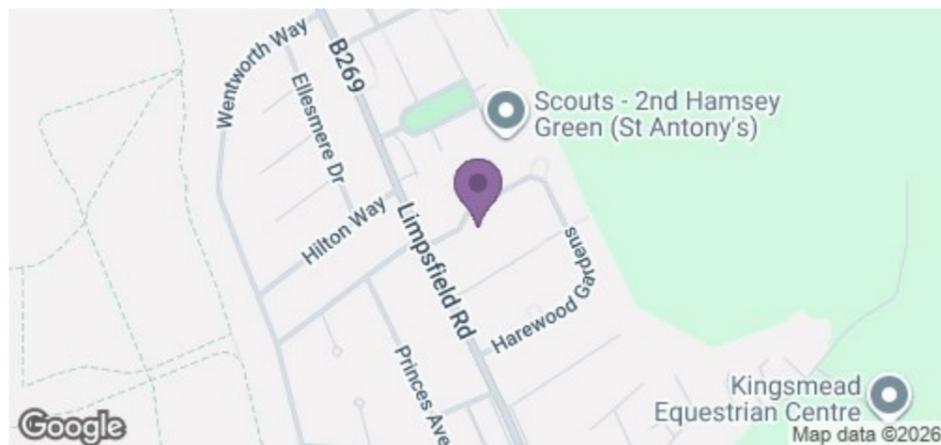
The location combines peace and accessibility. Residents benefit from a friendly community, excellent local schools, and easy connections to Croydon town centre. Upper Warlingham and Whyteleafe stations are close by, offering frequent trains to Central London, while local buses link to surrounding areas. Nearby amenities include Hamsey Green and Sanderstead shops, Waitrose, cafés, and restaurants.

This charming bungalow is ideal for families, downsizers, or anyone looking for a practical, comfortable home with room to grow. Don't miss this rare opportunity to make it your own.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		73
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 and 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 Semi-Detached three-bedroom bungalow in Sanderstead
- Single-storey living, perfect for downsizers
- Two large bedrooms + home office/third bedroom
- Open-plan living and dining area
- Kitchen with breakfast space
- Flat plot with low-maintenance garden & patio
- Off-street parking and detached garage
- Friendly local community
- Good transport Links
- Walking distance to local amenities



Entrance Hall  
4'3" x 16'1" (1.32 x 4.92)

Living Room  
11'4" x 12'0" (3.46 x 3.68)

Dining Room  
9'7" x 12'0" (2.94 x 3.66)

Kitchen  
10'11" x 10'10" (3.33 x 3.31)

Bedroom  
10'9" x 12'8" (3.30 x 3.88)

Bedroom  
10'6" x 9'11" (3.22 x 3.04)

Office/ Bedroom  
7'2" x 5'2" (2.20 x 1.60)

Bathroom  
5'5" x 5'5" (1.67 x 1.66)

WC  
5'6" x 2'7" (1.68 x 0.80)

Garden

