



Ground Floor



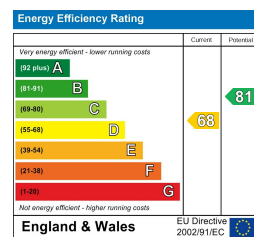
Floor 1

Approximate total area<sup>(1)</sup>  
1367 ft<sup>2</sup>  
127.2 m<sup>2</sup>  
  
Balconies and terraces  
265 ft<sup>2</sup>  
24.6 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.

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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 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



EST 1973  
**Paul Meakin** Price Range £650,000 Riding Hill, South Croydon, CR2 9LN  
ESTATE AGENTS



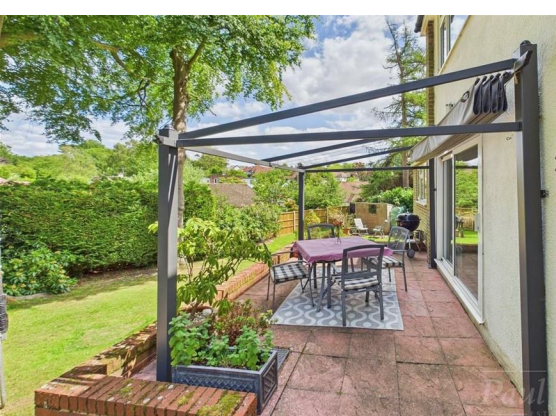
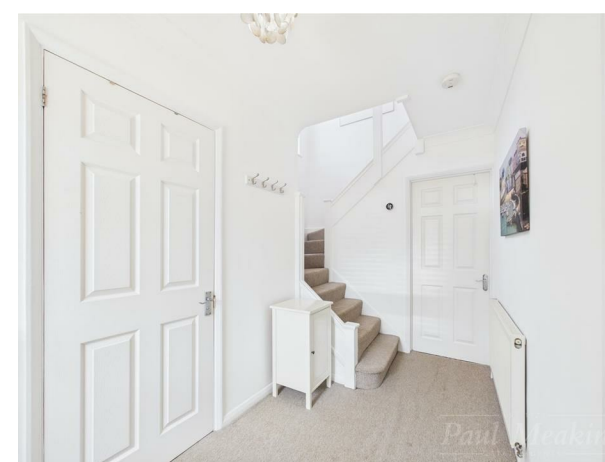
PRICE RANGE £650,000 - £675,000  
Welcome to this charming three / four bedroom extended detached family home, ideally situated in a peaceful cul-de-sac in Riding Hill, South Croydon. Built in 1965, this property offers a generous living space of 1,496 square feet, making it perfect for families seeking comfort and versatility.

As you enter, you are greeted by a large, bright hallway that sets the tone for the rest of the home. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining. The refitted kitchen is a highlight, featuring modern appliances and a utility room for added convenience. Additionally, the downstairs cloakroom and shower room enhance the practicality of this delightful home.

Upstairs, you will find three well-proportioned bedrooms, each offering a peaceful retreat for family members. The corner plot garden is a true gem, featuring a patio area that is perfect for outdoor entertaining and enjoying the sunshine.

The property also includes a garage and a driveway, ensuring that parking is never a concern. Located close to Sanderstead village, residents will benefit from a range of local amenities, including shops and excellent schools such as Atwood, Gresham, Riddlesdown and Warlingham making this home an ideal choice for families.

In summary, this versatile and well-appointed family home in Riding Hill is a wonderful opportunity for those looking to settle in a friendly community with easy access to local conveniences. Don't miss the chance to make this lovely property your own.





- Price Range £650,000 - £675,000
- Extended detached family home
- Three / Four bedrooms
- Refitted kitchen
- Utility room
- Downstairs cloakroom/ shower
- Corner plot garden
- Garage
- Driveway
- Cul de sac location



#### Porch

Entrance Hall  
10'9 x 5'7 (3.28m x 1.70m)

Living Room  
15'1 x 10'6 (4.60m x 3.20m)

Downstairs Shower Room

Kitchen/ Dining Room  
24'3 x 10' (7.39m x 3.05m)

Utility room  
12'6 x 8' (3.81m x 2.44m)

Reception Room/ Fourth Bedroom  
11'10 x 10'11 (3.61m x 3.33m)

#### Landing

Bedroom One  
14'1 x 10'7 (4.29m x 3.23m)

Bedroom Two  
14' x 10'1 (4.27m x 3.07m)

Bedroom Three  
10' x 7'5 (3.05m x 2.26m)

Bathroom

Garage  
16'11 x 8'6 (5.16m x 2.59m)

Garden

