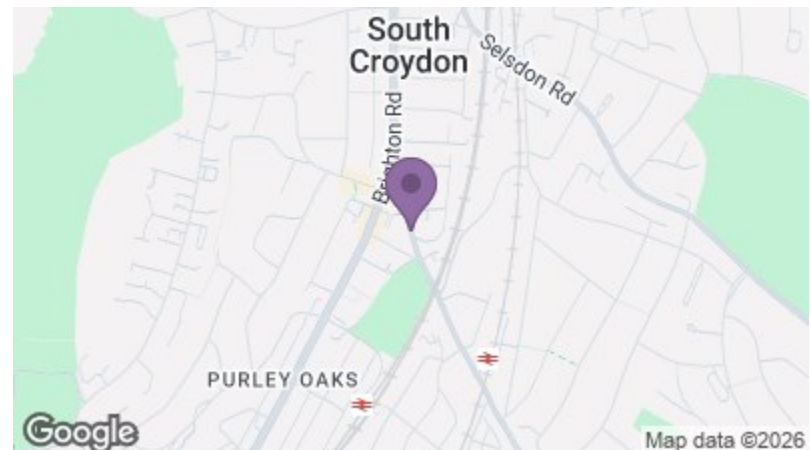


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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



EST 1973  
**Paul Meakin**  
 ESTATE AGENTS

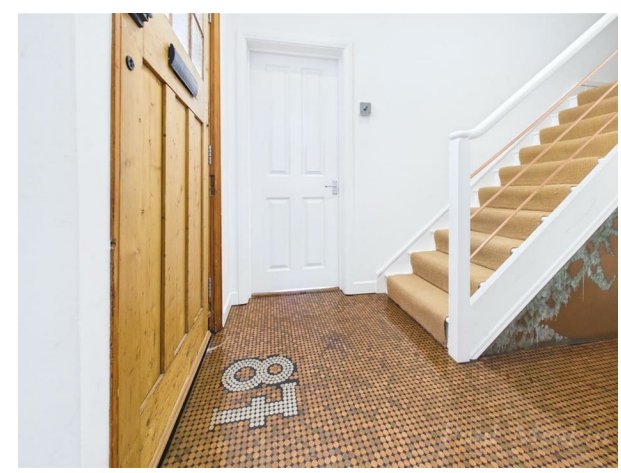
Guide Price £500,000 Sanderstead Road, South Croydon, CR2 0PF



Beautifully renovated throughout, this unique and characterful three double bedroom link semi-detached home offers spacious and versatile accommodation, complete with a generous basement, secure gated parking and a private courtyard garden.

The accommodation begins with a welcoming entrance hall, with stairs leading to the first floor and access to the substantial basement, offering excellent flexibility as a home office, gym, games room or simply valuable storage.

To the front of the property is a bright and comfortable living room, while to the rear you'll find a separate dining room, ideal for entertaining and family life. The stylish modern kitchen has been thoughtfully updated and is complemented by a separate utility room and convenient ground floor WC, with access out to the courtyard garden.



Upstairs are three large double bedrooms. The principal bedroom benefits from a contemporary en-suite bathroom, whilst the remaining bedrooms are served by a modern family bathroom.

Outside, the low-maintenance courtyard garden provides a private space to relax and enjoy, with the added benefit of secure gated off-street parking.

Situated within easy reach of both Sanderstead and Purley Oaks stations, the property is perfectly placed for commuters, whilst a selection of local shops, cafés and everyday amenities are all close by. Croydon town centre is also within easy reach, offering an extensive range of shopping, restaurants and leisure facilities.

- Beautifully renovated throughout
- Unique and characterful three double bedroom link semi-detached home
- Spacious and versatile accommodation over three levels
- Useful basement offering a variety of potential uses
- Two separate reception rooms
- Stylish modern kitchen with separate utility room
- Contemporary family bathroom, en-suite bathroom and ground floor WC
- Private courtyard garden
- Secure gated off-street parking
- Close to Sanderstead and Purley Oaks stations, local amenities and Croydon town centre

