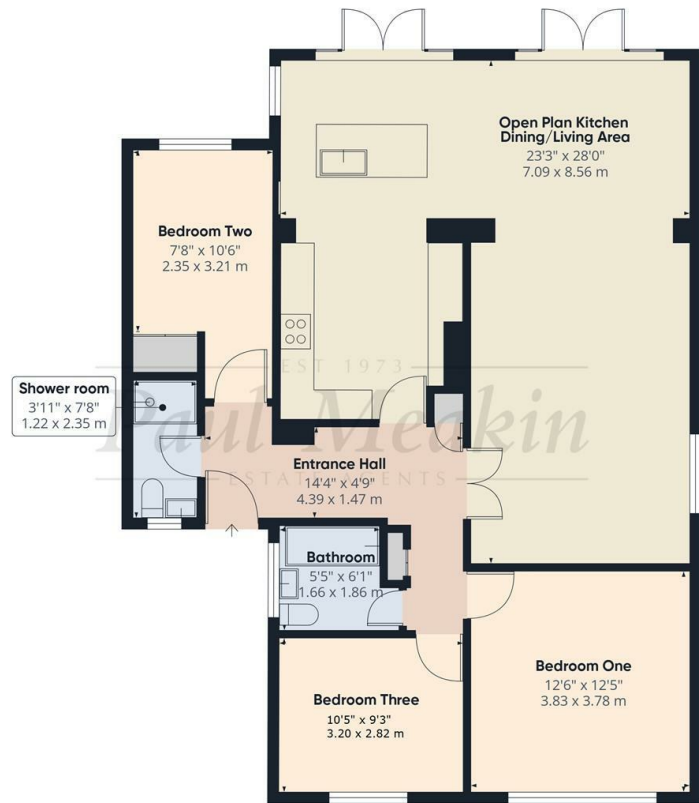




- Entrance Hall  
14'4" x 4'9" (4.39 x 1.47)
- Shower room  
7'8" x 4'0" (2.36 x 1.22)
- Kitchen  
10'11" x 10'2" (3.33 x 3.10)
- Breakfast Room/ Dining Area  
23'4" x 9'0" (7.12 x 2.75)
- Living room  
18'11" x 12'4" (5.79 x 3.78)
- Bedroom One  
12'6" x 12'4" (3.83 x 3.78)
- Bedroom Two  
7'8" x 10'6" (2.35 x 3.21)
- Bedroom Three  
10'5" x 9'3" (3.18m x 2.82m)
- Bathroom  
5'5" x 6'1" (1.66 x 1.86)
- Rear Garden



Approximate total area<sup>1)</sup>  
 1087 ft<sup>2</sup>  
 100.9 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** Price Range £700,000 - £725,000 Holmwood Avenue, Sanderstead, CR2 9HZ  
 ESTATE AGENTS

- PRICE RANGE £700,000-£725,000 Stunning detached bungalow
- Two bathrooms
- Close to Sanderstead Village
- Refitted bathroom
- Vendors suited
- Three double bedrooms
- Views to the rear and front
- Refitted Kitchen breakfast room
- Off Street Parking
- Another Property Entrusted To Paul Meakin Estate Agents

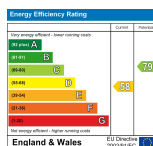
**PRICE RANGE £700,000 - £725,000**  
 Nestled in the tranquil cul-de-sac of Holmwood Avenue, Sanderstead, this exceptional detached bungalow is a true gem. With three generously sized double bedrooms and two stylishly refurbished bathrooms, this property has been meticulously updated to the highest standards by its current owners.

As you step inside, you will be greeted by a fully fitted and redesigned kitchen, complete with a central island and breakfast bar, perfect for both casual dining and entertaining guests. The main sitting area is stunning with wall mounted fire, open plan to dining area. The attention to detail throughout the home is remarkable, ensuring that every corner reflects quality and comfort.

The landscaped gardens provide a serene outdoor space, ideal for relaxation or hosting gatherings. Additionally, the property offers off-street parking for two cars, adding to the convenience of this delightful home.

Located in the sought-after area of Riddlesdown, this bungalow is surrounded by open spaces, perfect for leisurely walks and enjoying nature. The vibrant Sanderstead High Street is just a short distance away, featuring a Waitrose and a variety of restaurants, including Costa, catering to all your daily needs.

This property truly embodies the definition of a turn-key home, ready for you to move in and enjoy. With its blend of modern amenities and charming character, this bungalow is not to be missed.



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

