



EST 1973
Paul Meakin
 ESTATE AGENTS

Approximate total area⁽¹⁾
 1604.23 ft²
 149.04 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



EST 1973
Paul Meakin Price Guide £760,000 Sanderstead Hill, South Croydon, CR2 0HA
 ESTATE AGENTS



Paul Meakin are delighted to market this three bedroom detached home situated in a great location for Sanderstead village, frequent bus services, a selection of schools and train stations. Internally this property is in good proportion offering a reception hall, two separate reception rooms, the largest to the rear of the property enjoying the secluded outlook on to the garden. The refitted kitchen is bright and spacious with a utility area, a cozy seating area over looking the garden, useful side storage area with a downstairs cloakroom and the large garden extends to approx 120 ft with a good sized patio perfect for entertaining family and friends, the garage gives you front to rear access and the sizable frontage is filled with flowers giving colour all year round to the side of the driveway. The home is perfect for buyers looking to extend STPP and is also ideal for buyers looking to downsize. Your earliest viewing is advise to appreciate location, potential and size.

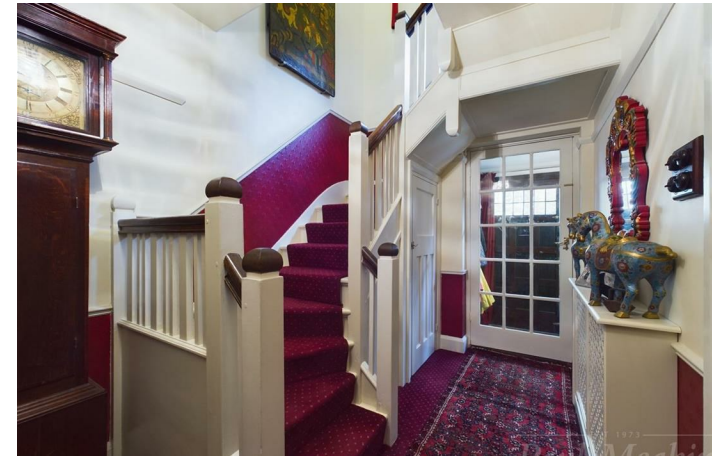
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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 are 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

- Three bedroom detached
- Close to Sanderstead Village
- Two large reception rooms
- Refitted kitchen
- Off street parking
- Large landscaped rear garden
- Scope to extend STPP
- Selection of good schools



Porch
5'7" x 3'4" (1.71 x 1.04)

Hallway
7'6" x 10'11" (2.3 x 3.34)

Kitchen
5'10" x 22'7" (1.8 x 6.89)

Hallway
2'10" x 29'3" (0.88 x 8.93)

WC
2'5" x 5'10" (0.75 x 1.8)

Dining Room
12'5" x 12'10" (3.8 x 3.93)

Living Room
16'11" x 11'0" (5.18 x 3.37)

Garage
11'3" x 19'0" (3.43 x 5.81)

Landing
7'6" x 7'5" (2.29 x 2.28)

Bedroom
9'5" x 11'0" (2.88 x 3.37)

Bedroom
12'4" x 12'10" (3.76 x 3.92)

Bedroom
17'0" x 11'0" (5.2 x 3.36)

