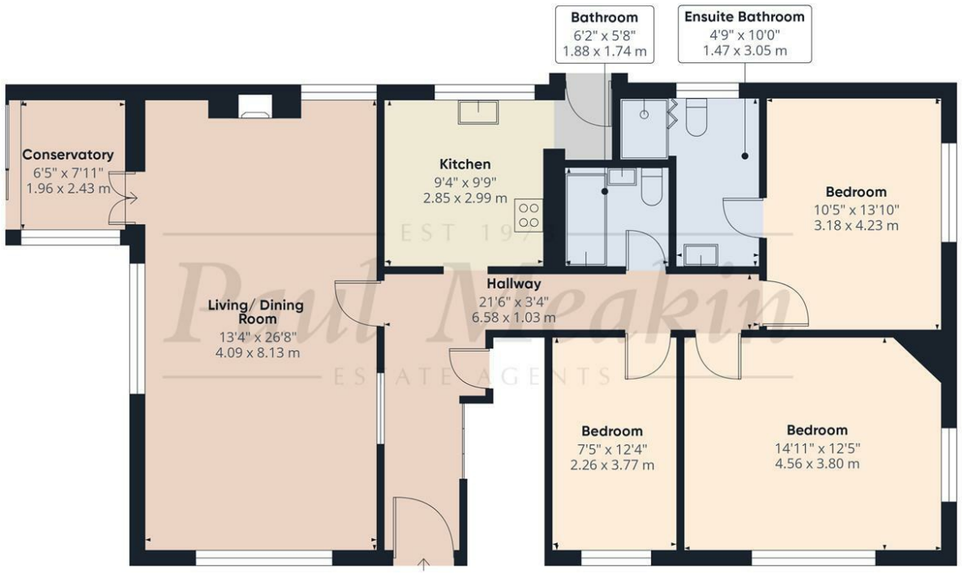
EST 1973
Paul Meakin
ESTATE AGENTS



Approximate total area(1)

1178 ft²

109.6 m²

(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

Entrance Hall
21'7" x 3'4" (6.58 x 1.03)

Living/ Dining Room
13'5" x 26'8" (4.09 x 8.13)

Kitchen
9'4" x 9'9" (2.85 x 2.99)

Conservatory
6'5" x 7'11" (1.96 x 2.43)

Bathroom
6'2" x 5'8" (1.88 x 1.74)

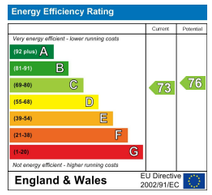
Bedroom One
10'5" x 13'10" (3.18 x 4.23)

Ensuite Bathroom
4'9" x 10'0" (1.47 x 3.05)

Bedroom Two
14'11" x 12'5" (4.56 x 3.80)

Bedroom Three
7'4" x 12'4" (2.26 x 3.77)

Private Garden



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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 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

EST 1973 Paul Meakin ESTATE AGENTS £600,000 Pond House, Limpsfield Road, CR2 9EA

PRICE RANGE £600,000-£625,000

A rarely available 'share of freehold' chain free, three bedroom ground floor maisonette situated in the heart of Sanderstead Village with private garden, conservatory and garage,

The property offers bright and spacious accommodation throughout with a multi aspect living / dining room with patio doors leading to the conservatory., kitchen , spacious landing area that lends itself to be used as a study, master bedroom with en-suite shower room, good sized double bedroom, a spacious single bedroom and family bathroom.

Conveniently located for local amenities which includes Sanderstead Village, Kings Wood, Sanderstead Village tennis club, Atwood Primary school and within half a mile of Riddlesdown common. With the addition of frequent bus routes and Train stations near by, an early viewing is highly recommended to appreciate both the size and location of the property.

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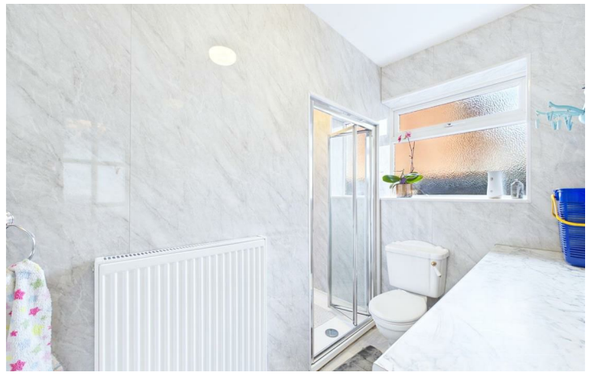

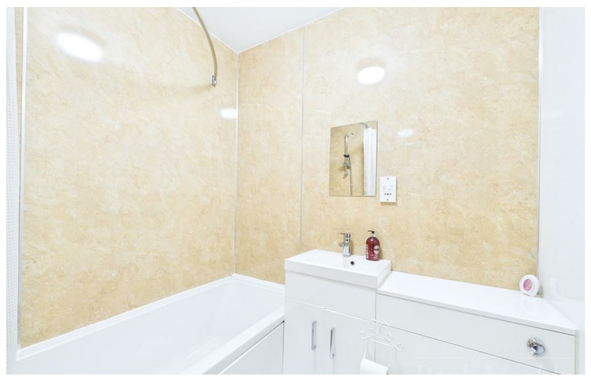

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