

Approximate total area⁽¹⁾
1285.02 ft²
119.38 m²

Reduced headroom
15.6 ft²
1.45 m²

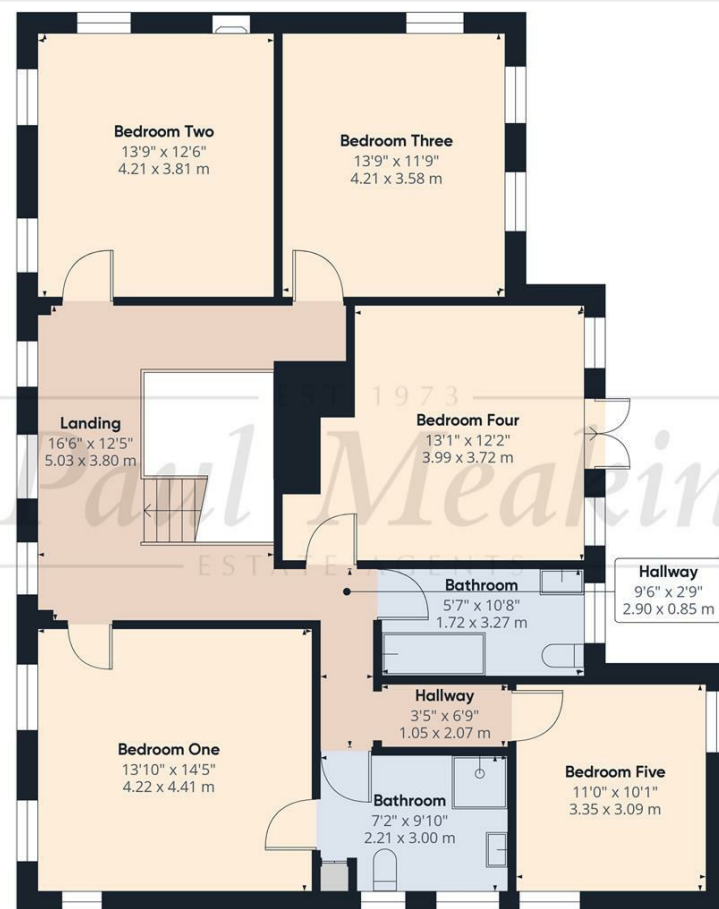
(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Approximate total area⁽¹⁾
1189.73 ft²
110.53 m²

(1) Excluding balconies and terraces

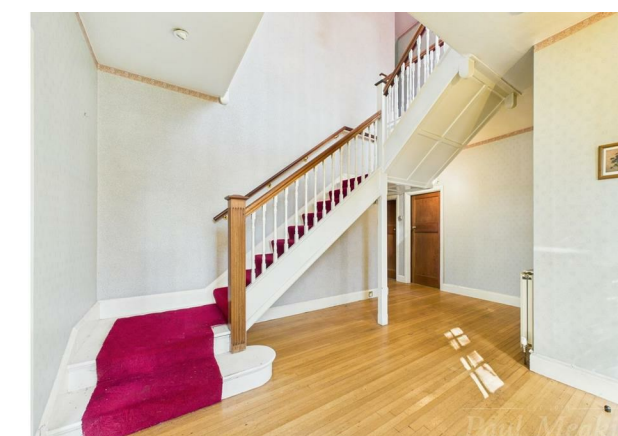
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Calculations are based on RICS IPMS 3C standard.

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EST 1973
Paul Meakin £1,200,000 Rectory Park, South Croydon, CR2 9JR
ESTATE AGENTS



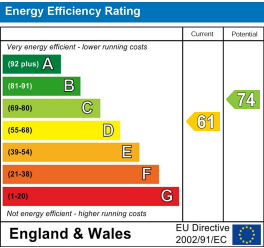
- Georgian Style detached family home
- Private plot in desirable location
- Five large bedrooms
- Three reception rooms
- Generous grounds surrounding the property
- Gated in and out driveway
- Rare opportunity
- Potential to make your dream home
- Great transport links
- Close to many excellent schools

Nestled in the desirable Rectory Park area of Sanderstead, this Georgian-style detached family home presents a rare opportunity for those seeking a spacious residence with immense potential. Having been cherished by the same family for over 50 years, this property is now ready for a new chapter, inviting you to bring your vision and modernise it to your taste.

Boasting five well-proportioned bedrooms and two bathrooms, this home is ideal for families looking for ample space. The three reception rooms offer versatility, providing the perfect setting for both relaxation and entertaining. With generous grounds surrounding the property, there is plenty of scope to extend and create your dream family home.

Conveniently located near Sanderstead High Street, residents will enjoy easy access to a variety of local amenities. The excellent transport links into London and the M25, as well as proximity to Gatwick Airport, make this location particularly appealing for commuters.

With just under 2,500 square feet of living space, this property sits on a private plot, ensuring a sense of tranquility and seclusion. This is a unique chance to acquire a home that combines classic charm with the potential for modern living. Don't miss out on the opportunity to make this house your forever home.



TAX BAND: G

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



