



*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*

- Extended Three bedroom semi detached family home
- Bespoke open plan Kitchen / Breakfast room
- Two spacious reception areas
- South-westerly facing level garden
- Large versatile cabin in garden
- Separate utility room
- Large family bathroom
- Scope to extend further STPP
- Off street parking for two cars
- Another property entrusted to Paul Meakin



A beautifully presented three bedroom semi detached family home with off street parking and garden office, conveniently located between Sanderstead and Hamsey Green close to excellent local schools and amenities. With over 1500sqft and further potential to extend STPP this property offers versatile accommodation and ample potential to make this your dream home. Briefly comprising of a spacious living room, bespoke open plan kitchen breakfast room with vaulted ceiling dining area, downstairs shower room and utility room, three good sized bedrooms and a large family bathroom. The property boasts a level south-westerly facing level garden which benefits from having a large cabin with power and light which can be used as either an office space or an additional entertaining area. The driveway provides parking for two cars.

Situated just a short walk from a parade of shops in Hamsey Green, with a Co-Op for your everyday needs. There is also a Waitrose nearby. Sanderstead and Hamsey Green both offer a good choice of cafes and restaurants. Your earliest viewing is advised to appreciate the



