



Approximate total area⁽¹⁾
1312 ft²
122 m²
Reduced headroom
151 ft²
14 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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
5'11" c 13'5" (1.82 c 4.09)

Living/ Dining Room
12'4" x 26'11" (3.77 x 8.21)

Kitchen
10'3" x 11'3" (3.14 x 3.45)

Conservatory
13'11" x 8'1" (4.26 x 2.47)

Landing
4'9" x 8'7" (1.47 x 2.62)

Bedroom One
11'1" x 12'10" (3.40 x 3.92)

Bedroom Two
11'2" x 11'10" (3.42 x 3.61)

Bedroom Three
11'1" x 12'10" (3.40 x 3.92)

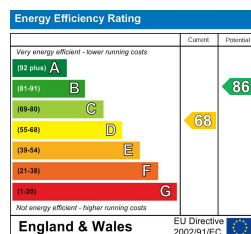
Bathroom
7'1" x 8'5" (2.17 x 2.59)

Loft Storage Room
17'11" x 12'5" (5.47 x 3.79)

Garden

Garage via shared driveway

Off Street parking



TAX BAND: D

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

£550,000 - £575,000 Harewood Gardens, South Croydon, CR2 9BU



Price Range £550,000 - £575,000.

This Chain Free, well presented three bedroom semi detached family home offers generous accommodation, a fantastic westerly facing rear garden and excellent potential to extend, subject to the necessary planning permissions and consents.

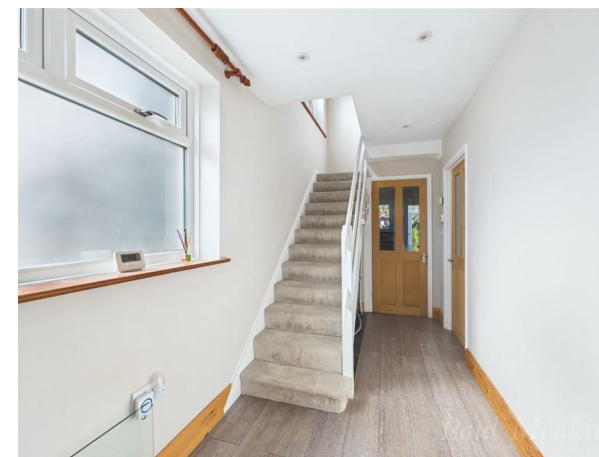
The ground floor features an impressive 25ft lounge/dining room with bay window and patio doors, creating a bright and spacious area for both everyday living and entertaining. The fitted kitchen offers a range of integrated appliances, while a 14ft conservatory provides additional living space with direct access onto the garden and patio.

Upstairs are three good sized bedrooms and a family bathroom with separate shower cubicle. The property also benefits from useful loft storage, providing valuable additional space.

Outside, the 105ft rear garden features a patio, lawn, shed and side access. To the front is off street parking, while the property also benefits from a garage, gas central heating and double glazing.

Harewood Gardens is conveniently positioned off Limsfield Road, within easy reach of Sanderstead Village and its selection of local shops and amenities, including Waitrose. Atwood and Gresham Primary Schools are nearby, together with local golf, cricket and tennis clubs and woodland walks through Kings Wood.

Regular bus services provide connections towards Croydon, Purley, Warlingham and Selsdon, making this an excellent opportunity for families looking for space, location and future potential.



- Price Range £550,000 - £575,000
- CHAIN FREE Three Bedroom Semi Detached Home
- Impressive 25ft Lounge/Dining Room
- 105ft Westerly Facing Rear Garden
- Conservatory
- Useful Loft storage
- Garage & Off Street Parking
- Potential to Extend STPP
- Popular Sanderstead Location
- Walking distance to great schools and local amenities

