



Ground Floor



Floor 1



Approximate total area⁽¹⁾
 1527.02 ft²
 141.86 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 Guide Price £700,000 Farm Fields, South Croydon, CR2 0HP
 ESTATE AGENTS



Paul Meakin are delighted to welcome to the market this well presented three bedroom detached family home in a sought after tree lined residential road in Sanderstead. Compromising of useful porch, bright and airy entrance hallway, two separate good sized reception rooms, kitchen/ breakfast room to the rear. Also benefitting from downstairs WC, large tandem length garage and driveway for multiple vehicles. This property is perfect for growing families looking to create a ground floor wrap around extension and or a loft conversion to create a master bedroom with en-suite and dressing room STPP.

Upstairs there are three good sized bedrooms and family four piece bathroom. Externally the garden is beautifully maintained, south facing and has a large patio area perfect for al fresco dining and entertaining family and friends.

Only half a mile away from Sanderstead village which has a wonderful community and which offers a parade of independent local shops and restaurants, as well as coffee shops, post office, salons and a Waitrose supermarket. Within close proximity to outstanding local schools making the area ideal for families, but also is conveniently located for Sanderstead Station and Purley Oaks Station which provide fantastic links those commuting into London Victoria & London Bridge.

Your earliest viewing is advised to appreciate location presentation and size.



Energy Efficiency Rating	
Current	Potential
82	82
<small>Very energy efficient - lower running costs</small> A (91-100)	
B (81-90)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
<small>Not energy efficient - higher running costs</small>	
England & Wales EU Directive 2002/91/EC	



TAX BAND:
 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 family home
- Desirable tree lined road in Sanderstead
- Two separate reception rooms
- Kitchen/ breakfast room
- Beautiful large south facing garden
- Large garage and driveway
- Scope to extend STTP
- Outstanding local schools
- Close to Sanderstead village
- Another property entrusted to Paul Meakin



- Porch
- Entrance Hall
- Cloakroom
- Dining Room
14'1 x 12'9 (4.29m x 3.89m)
- Lounge
16'11 x 11'11 (5.16m x 3.63m)
- Kitchen Breakfast Room
15'9 x 11' (4.80m x 3.35m)
- Landing
- Bedroom One
14'3 x 11'11 (4.34m x 3.63m)
- Bedroom Two
14'5 x 10'10 (4.39m x 3.30m)
- Bedroom Three
10'2 x 7'7 (3.10m x 2.31m)
- Bathroom
- Garden
- Garage
30'10 x 7'6 (9.40m x 2.29m)
- Off Street Parking

