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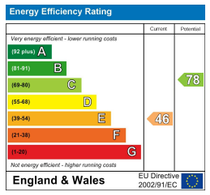

Entrance Hall
15'3" x 6'9" (4.66 x 2.06)

Living Room
11'8" x 12'5" (3.57 x 3.81)

Reception Room
19'5" x 11'6" (5.93 x 3.53)

Kitchen/Breakfast Room
9'3" x 17'0" (2.83 x 5.20)

Downstairs WC

Garage
14'9" x 12'9" (4.50 x 3.90)

Landing
9'6" x 8'0" (2.91 x 2.44)

Bedroom One
11'6" x 12'2" (3.53 x 3.71)

Bedroom Two
13'1" x 11'2" (3.99 x 3.42)

Bedroom Three
14'7" x 8'3" (4.47 x 2.52)

Bedroom Four
11'6" x 6'10" (3.51 x 2.10)

Bathroom One
6'3" x 8'0" (1.91 x 2.44)

Bathroom Two
9'3" x 8'3" (2.83 x 2.54)

Garden

Summer House
10'11" x 21'0" (3.33 x 6.42)

TAX BAND: F

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

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£800,000 Brian Avenue, Sanderstead, CR2 9NG

PRICE RANGE £800,000-£825,000
Located on a highly sought-after residential road, this attractive four-bedroom detached family home offers generous living space, excellent natural light and a superb location close to highly regarded schools and transport links.

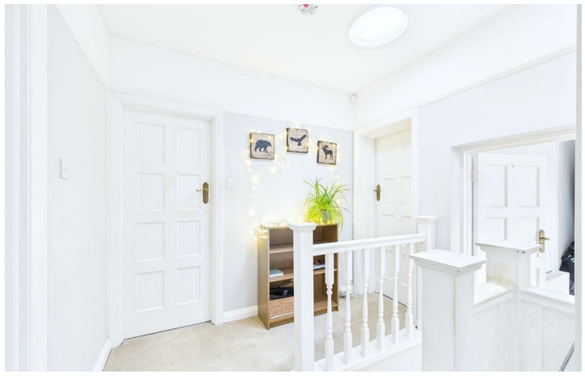
The ground floor provides two spacious and versatile reception rooms, ideal for both entertaining and everyday family life, along with a well-proportioned kitchen/breakfast room and a convenient downstairs cloakroom. Upstairs, the property benefits from four bedrooms, a family bathroom and an additional shower room, perfectly suited to modern family living.

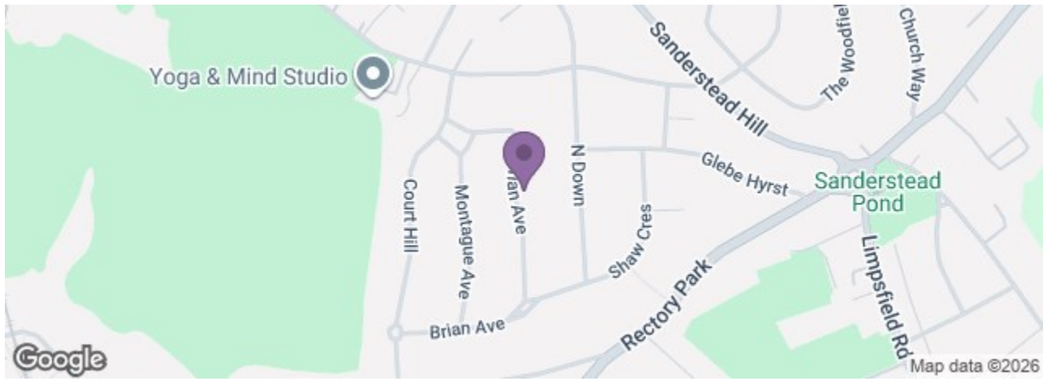
Externally, the home continues to impress with off-street parking, a garage and a beautifully maintained south-facing rear garden, offering an ideal space for outdoor dining, relaxation and children's play plus an impressive 21' x 10'11 summer house the perfect space for working from home with power and Cat6A Data connectivity wiring.

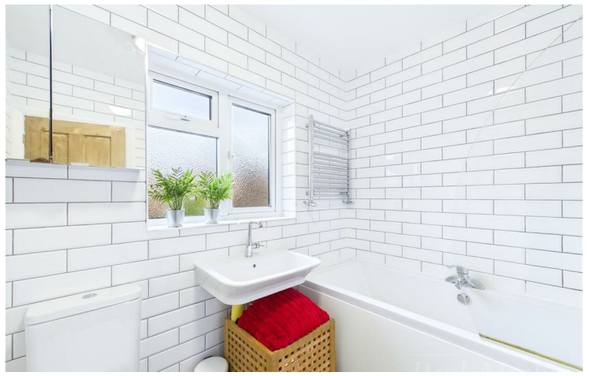
Situated within the catchment for popular local schools and within easy reach of Riddlesdown and Sanderstead stations, this is an excellent opportunity to secure a long-term family home in a prime location.

sanderstead@paulmeakin.co.uk | 020 8657 5000 | www.paulmeakin.co.uk

- PRICE RANGE £800,000-£825,000
- Located on a highly sought-after residential road
- Two spacious and versatile reception rooms
- Kitchen/breakfast room ideal for family living
- Downstairs cloakroom
- Bathroom plus separate shower room
- South-facing rear garden
- Garage and off-street parking
- Catchment for popular local schools
- Close to Riddlesdown & Sanderstead stations







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