

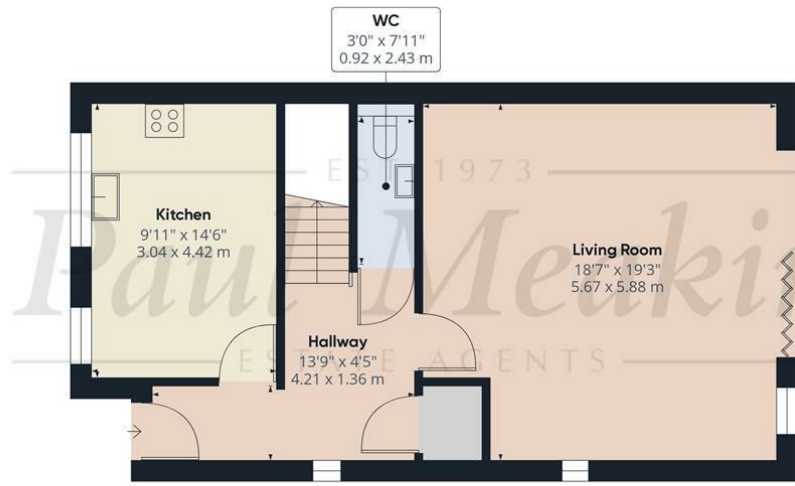
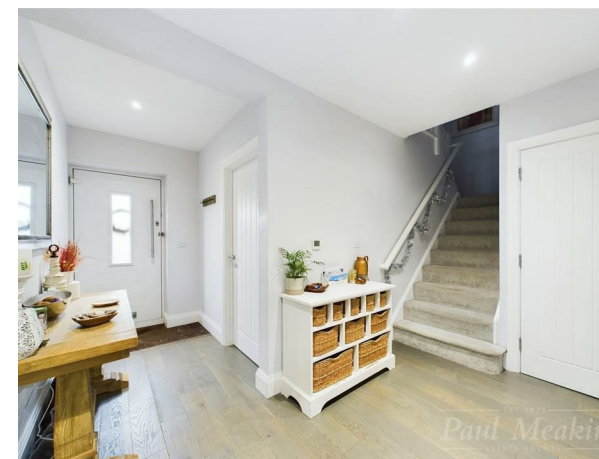


EST 1973
Paul Meakin £625,000 Cranleigh Close, Sanderstead, CR2 9LH
 ESTATE AGENTS

This is a well presented and deceptively spacious three double bedroom semi detached home built in 2018 boasting just under 1,300 sq ft. The large reception hall leads to a modern fitted kitchen breakfast room, downstairs cloakroom, large storage cupboard and a bright and spacious living / dining room enjoying the outlook and level rear garden.

The first floor provides a large landing leading to master bedroom with built in wardrobes and en-suite, a fitted family bathroom with separate shower plus two further double bedrooms. The property is conveniently located in Sanderstead Village with local amenities at your finger tips. Off street parking for two cars is also provided.

This is the perfect purchase for first time buyers, couples downsizing who wish to be in the heart of Sanderstead or families focusing on 'Gresham Primary School' catchment and being within close proximity to Riddlesdown Collegiate for secondary schools. The property is a must view to appreciate, location, presentation and size. Council tax band E.



Ground Floor



Floor 1

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Approximate total area[®]
 1237.63 ft²
 114.98 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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



TAX BAND: E

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 double bedrooms
- Built in 2018
- Fitted Kitchen breakfast room
- Downstairs cloakroom
- Large living / dining room
- Level secluded garden
- Master bedroom en suite
- Off street parking
- In the heart of Sanderstead
- Just under 1,300 Sq ft



Entrance Hall
13'9 x 4'5 (4.19m x 1.35m)

Kitchen
14'6 x 9'11 (4.42m x 3.02m)

Living Room
19'3 x 18'7 (5.87m x 5.66m)

Cloakroom

Landing

Bedroom
14'4 x 11'11 (4.37m x 3.63m)

En suite

Bedroom
12'5 x 11'1 (3.78m x 3.38m)

Bedroom
17'8 x 7'6 (5.38m x 2.29m)

Bathroom

Garden

Off street parking

