



EST 1973
Paul Meakin Guide Price £500,000 Grange Road, South Croydon, CR2 0NE
 ESTATE AGENTS

- Extended Three bedroom
- Cloakroom
- South facing garden
- Off Street Parking
- Stunning kitchen breakfast room
- Refitted bathroom
- Home office / Gym
- Walking distance to Purley Oaks and Sanderstead station
- Another Property Entrusted To Paul Meakin

Paul Meakin are delighted to market this stunning three bedroom extended family house situated in a favourable road within walking distance to Purley Oaks and Sanderstead station. Internally this property boasts bright and spacious accommodation with a large reception room, a cloakroom, an impressive refitted open plan kitchen dining room which is the heart of the home and enjoys direct access to the level south facing garden which also benefits from having a home office / gym with power and electric. To the first floor there are three bedrooms and a family bathroom, this style of home offers great potential for a loft conversion to create a master bedroom en-suite STPP. This property warrants your earliest inspection to appreciate location, presentation and size.



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(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		

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

ENTRANCE HALL

RECEPTION ROOM
14'9" x 12'10" (4.5 x 3.91)

CLOAKROOM

KITCHEN/DINER
21'6" x 18'8" (6.55 x 5.69)

BEDROOM
14'9" x 12'2" (4.5 x 3.71)

BEDROOM
12'2" x 11'10" (3.71 x 3.61)

BEDROOM
8'6" x 6'11" (2.59 x 2.11)

BATHROOM

GARDEN
42'10" x 9'4" (13.06 x 2.84)

GYM / HOME OFFICE
15'9" x 9'4" (4.8 x 2.84)

