



EST 1973
Paul Meakin £500,000 Clarendon Close, South Croydon, CR2 9EQ
 ESTATE AGENTS



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Approximate total area⁽¹⁾
 816.01 ft²
 75.81 m²

Reduced headroom
 10.23 ft²
 0.95 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
	EU Directive 2002/91/EC		



Paul Meakin would like to welcome to the market this Chain Free three-bed semi detached family home located on a level plot within in a quiet cul-de-sac in Sanderstead. Internally, the property benefits from two separate reception rooms, a good-sized kitchen leading to the dining area enjoying direct access to the level secluded garden, the first-floor benefits from a refitted family bathroom and three good sized bedrooms. This home boasts scope to extend STPP to the rear and to the loft to create a master bedroom ensuite. The property has outside storage and side access and off-street parking via a private driveway at the front.

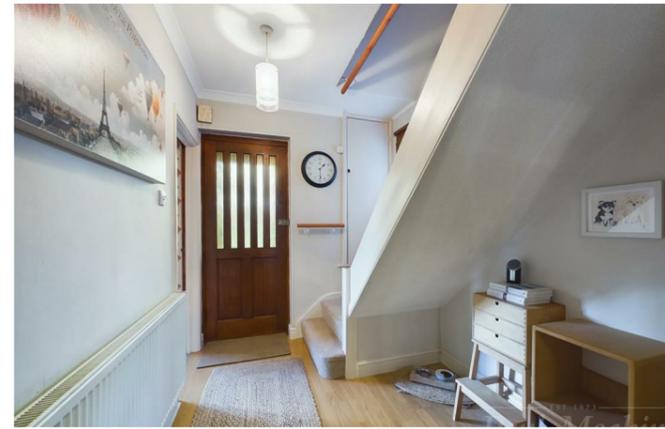
This home is located on a popular residential road close to Atwood Primary and Warlingham Secondary School. You are also in proximity to shops and good transport links, including the 403 bus to Warlingham Village and South Croydon. Call now to view and appreciate size and location.

Croydon Council Tax band D | EPC Rating E

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

- Three bed semi detached family home
- Cul-de-sac location
- Two reception rooms
- Kitchen breakfast room
- Refitted bathroom
- Secluded Level garden
- Potential to extend STPP
- Close to Atwood Primary & Warlingham Secondary
- Off street parking



Hallway
10'2" x 6'10" (3.12 x 2.10)

Living room
11'10" x 13'0" (3.62 x 3.98)

Kitchen
8'7" x 10'7" (2.62 x 3.23)

Dining Room
8'7" x 9'3" (2.62 x 2.84)

Landing
6'2" x 7'8" (1.88 x 2.34)

Bedroom
8'7" x 8'7" (2.63 x 2.62)

Bedroom
8'7" x 10'4" (2.64 x 3.16)

Bedroom
12'0" x 9'5" (3.67 x 2.88)

Bathroom
5'6" x 7'7" (1.69 x 2.32)