



EST 1973
Paul Meakin Guide Price £850,000- £875,000 Church Way, Sanderstead, CR2 0JQ
 ESTATE AGENTS

- Guide Price £850,000 - £875,000
- Four bedrooms
- Two reception rooms
- Beautiful level landscaped garden
- Driveway
- Well presented double front detached home
- Two bathrooms
- Refitted kitchen/ breakfast room
- Great Locations for schools
- Off street parking

GUIDE PRICE £850,000 - £875,000
 This charming double-fronted detached family home located in the sought-after Sanderstead area presents an exceptional opportunity for those seeking a spacious and stylish residence. Boasting four well-proportioned bedrooms, including a master suite with an en-suite bathroom, this property is perfect for families of all sizes.

Upon entering, you are greeted by two separate bright and spacious reception rooms, ideal for both entertaining guests and enjoying family time. The refitted modern kitchen is a delightful space, offering functionality and style, making meal preparation a pleasure. The family bathroom has also been tastefully refitted, ensuring comfort and convenience for all.

One of the standout features of this home is the fabulous level garden, providing a serene outdoor space for children to play or for hosting summer gatherings. Additionally, there is a bonus Loft/ Hobby space that holds great potential to be converted into an official room, subject to current regulations, allowing for further expansion as your family grows.

The property is situated in a great location, close to excellent schools and transport links, making it an ideal choice for families. With the added benefits of a garage and off-street parking, this home combines practicality with charm.



TAX BAND: E EPC - E Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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

