



EST 1973
Paul Meakin Guide Price £750,000 Shaw Crescent, South Croydon, CR2 9JB
 ESTATE AGENTS



- Three double bedrooms
- Stunning Kitchen Breakfast room
- Scope to extend STPP
- Close to Sanderstead & Purley Oaks train station
- Another Property Entrusted To Paul Meakin
- Three reception rooms
- Level secluded garden
- Off street parking via driveway
- Close to Sanderstead Village

This rarely available three double bedroom semi detached house situated in a sought after Sanderstead Village location. Internally offering a large reception hall, three reception rooms plus an impressive Kitchen breakfast room with centre island and double doors leading to a secluded level garden perfect for growing families to enjoy and entertain in. To the first floor there are three double bedrooms, a large family bathroom and scope to extend into the loft for a master bedroom en suite (STPP). Shaw Crescent is within reach of Sanderstead Village shopping parade, Waitrose, Gresham and Atwood schools, recreation park and village pond together with a choice of tennis, cricket and golf clubs are nearby. Sanderstead and Purley Oaks stations and frequent bus services to Purley are all nearby. Your earliest viewing is advised to appreciate location 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

RECEPTION HALL

CLOAKROOM

STUDY

15'1" x 7'7" (4.6 x 2.31)

DINING ROOM

13'6" x 12'6" (4.11 x 3.81)

RECEPTION ROOM

16'1" x 12'6" (4.9 x 3.81)

KITCHEN/DINER

20'4" x 14'1" (6.2 x 4.29)

LANDING

BEDROOM ONE

13'5" x 12'6" (4.09 x 3.81)

BEDROOM TWO

13'5" x 12'2" (4.09 x 3.71)

BEDROOM THREE

11'10" x 10'10" (3.61 x 3.3)

BATHROOM

GARDEN

109'3" x 36'1" (33.3 x 11)

