



Approximate total area<sup>(1)</sup>  
 1165 ft<sup>2</sup>  
 108.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

EST 1973  
**Paul Meakin** £500,000 Leighton Gardens, South Croydon, CR2 9DY  
 ESTATE AGENTS

- Three-bedroom semi-detached home
- Three versatile reception rooms
- Utility room and downstairs WC
- Potential to extend STPP
- Close to excellent schools
- Excellent renovation opportunity
- Kitchen with adjoining lean-to
- Secluded rear garden
- Quiet cul-de-sac location
- Great local transport links

This semi-detached three-bedroom home offers an exciting opportunity for buyers looking to create their dream family home. Requiring modernisation throughout, the property provides generous accommodation with excellent scope to improve and extend, subject to the usual planning permissions.

The ground floor features three reception rooms, a kitchen with adjoining lean-to, utility room, and downstairs WC, offering flexible living space with plenty of potential for reconfiguration. To the rear, there is a secluded garden ideal for families and entertaining.

Upstairs, the property comprises three well-proportioned bedrooms and a family bathroom, with further potential to extend STPP.

Additional benefits include on-street parking and a quiet cul-de-sac position.

Leighton Gardens is a peaceful residential road in the heart of Sanderstead, popular with families thanks to its leafy surroundings and excellent local amenities. The property is conveniently located close to highly regarded schools including Ridgeway Primary, Gresham and Riddlesdown, while Sanderstead and Purley Oaks stations offer fast and frequent services into London Bridge and Victoria. A range of local shops, cafés, and parks are also within easy reach.



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	64	72
(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 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



