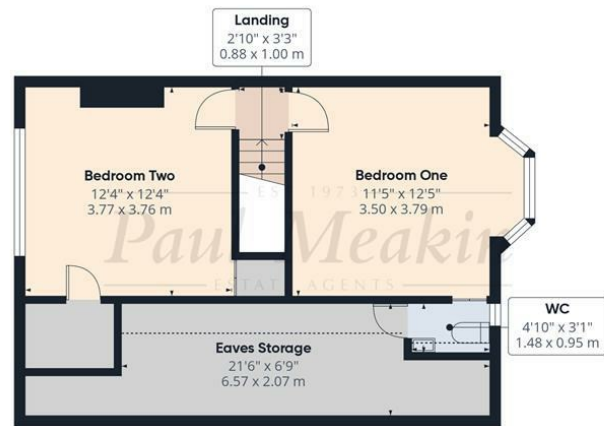


Ground Floor



Floor 1

Approximate total area⁽¹⁾
 1213 ft²
 112.6 m²

Reduced headroom
 114 ft²
 10.6 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

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

GIRAFFE360



£625,000 Mitchley Grove, South Croydon, CR2 9HS

- Chain Free Two / Three bedroom semi detached
- Perfect location for sanderstead
- Scope to extend STPP
- Refitted kitchen
- Driveway
- Watch Marketing Video!
- Level plot
- Two large reception rooms
- Refitted bathroom
- Garage

This charming semi-detached house located in the heart of Sanderstead presents an exceptional opportunity for those seeking a well-maintained family home. This property, which has been meticulously cared for over the years, is offered chain-free, making it an ideal choice for a smooth transition.

The location is simply perfect, with Sanderstead High Street just a stone's throw away, providing easy access to a variety of shops, restaurants, and the local cricket club. Families will appreciate the proximity to both primary and secondary schools, ensuring that educational needs are well catered for.

Currently, the accommodation features two inviting reception rooms, complemented by a delightful sun lounge that invites natural light into the home. The stylishly refitted kitchen is a highlight, offering a modern space for culinary creativity. Additionally, the downstairs bathroom has been tastefully updated, while the first floor boasts two generous double bedrooms, providing ample space for relaxation.

The property also benefits from a level front garden, complete with a driveway and garage, ensuring convenience for parking. The beautifully landscaped garden at the rear is a true gem, offering a tranquil outdoor space for family gatherings or quiet moments of reflection.

With similar homes in the area having been transformed into four or five-bedroom family residences, the potential for extension is vast, subject to planning permission. This home is not just a property; it is a canvas for your future, waiting for you to make it your own. Don't miss the chance to view this delightful home in a sought-after location.



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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		66	74

TAX BAND: £

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

