



Approximate total area⁽¹⁾
 1498.21 ft²
 139.19 m²

Reduced headroom
 40.15 ft²
 3.73 m²

(1) Excluding balconies and terraces

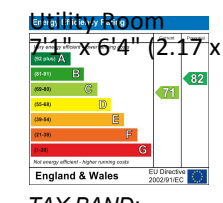
Reduced headroom
 Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Porch	Downstairs WC	Walk in wardrobe	En suite
Entrance Hall	4'5" x 3'2" (1.36 x 0.99)	Family Bathroom	6'0" x 6'8" (1.83 x 2.05)
15'5" x 5'4" (4.70 x 1.63)	Landing	6'1" x 8'7" (1.87 x 2.64)	Garden
Living/ Dining Room	Bedroom Two	Bedroom Five/ Study	Garden Home Office
26'9" x 10'6" (8.16 x 3.21)	13'7" x 10'9" (4.16 x 3.28)	4'11" x 5'10" (1.52 x 1.79)	15'7" x 7'3" (4.76 x 2.21)
Kitchen/ Breakfast Room	Bedroom Three	Landing	Garage/ Store
17'1" x 12'6" (5.21 x 3.83)	12'9" x 10'7" (3.89 x 3.23)	Bedroom One	6'5" x 5'8" (1.96 x 1.74)
Utility Room	Bedroom Four	16'9" x 8'3" (5.13 x 2.52)	
7'1" x 6'4" (2.17 x 1.94)			



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



EST 1973
Paul Meakin £725,000 Tandridge Gardens, South Croydon, CR2 9HW
 ESTATE AGENTS

- Thoroughly refurbished throughout
- Master bedroom en-suite
- Utility room
- Stunning kitchen breakfast room
- EV car charging port
- Four/ five bedrooms
- Downstairs cloakroom
- Air conditioning
- Home office
- Off street parking

This is a rare opportunity to buy a truly special family home where the current owners have completely refurbished and updated the property which enables any buyers to simply move in and immediately enjoy the accommodation over three floors. Boasting just over 1,550 sq. ft is this extended four/ five bedroom, two bathroom home. Benefitting from air conditioning, downstairs cloakroom, separate utility room, a bright and spacious reception room leading to the fantastic kitchen breakfast room which is the heart of the home for the family and entertaining. The double doors lead to the landscaped garden, access to the insulated home office which benefits from air conditioning and is networked to the house for full electricity, internet connection and Virgin TV. The top floor primary bedroom has an ensuite shower room as well as ample loft eaves storage. The property also benefits from a garage/ storage, EV car charging port and off street parking via the driveway.



Tandridge Gardens is a popular residential cul-de-sac located close to fields and woods yet surrounded by excellent local amenities including local bus services to Warlingham, Selsdon and Purley, several mainline railway stations including Riddlesdown, Purley, Sanderstead and Purley Oaks, shopping facilities at Sanderstead, Warlingham, Selsdon and Purley and some excellent state and private schools including nearby Riddlesdown Collegiate, Atwood Primary (access directly from the road) and Gresham Primary. The M25/M23 junction 6 can be found at Godstone and provides access to Gatwick Airport.

