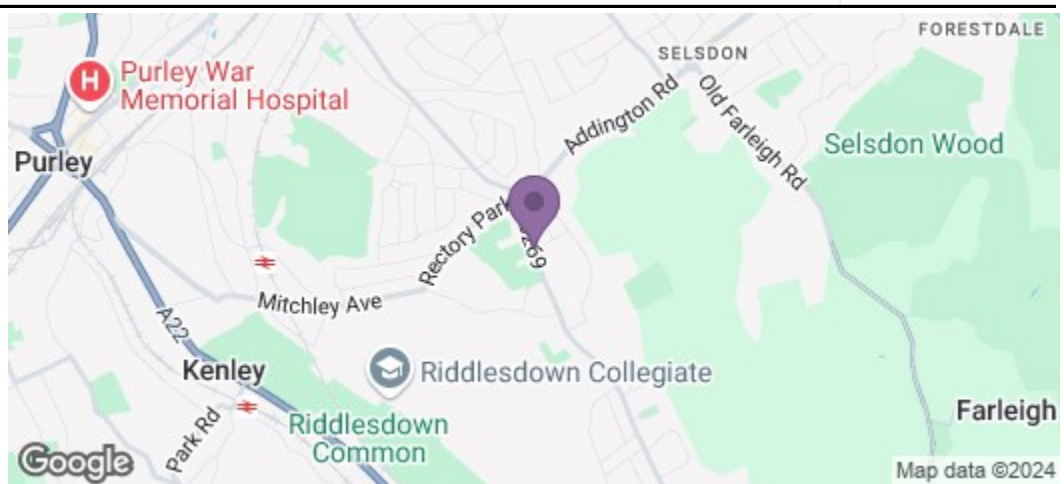


TAX BAND: D

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



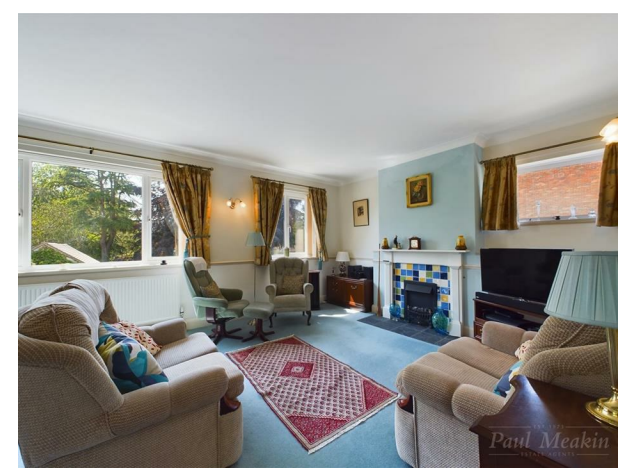
EST 1973  
**Paul Meakin**  
ESTATE AGENTS

**£475,000** Limpsfield Road, South Croydon, CR2 9EA



A rarely available freehold chain free, three bedroom first floor maisonette situated in the heart of Sanderstead Village with private garden, balcony, garage and potential to extend into the loft space subject to planning permission.

The property offers bright and spacious accomodation throughout with a multi aspect living / dining room with patio doors leading to the private balcony, kitchen with appliances, spacious landing area that lends itself to be used as a study, master bedroom with en-suite shower room, good sized double bedroom, a spacious single bedroom and family bathroom.



Conveniently located for local amenities which includes Sanderstead Village, Kings Wood, Sanderstead Village tennis club, Atwood Primary school and within half a mile of Riddlesdown common. With the addition of frequent bus routes and Train stations near by, an early viewing is highly recommended to appreciate both the size and location of the property.

Council tax band D, EPC rating C.



- Three bedroom maisonette
- Spacious kitchen
- Private garden
- Village location
- Chain free

- Multi aspect living / dining room
- Balcony
- Garage
- Freehold
- Another property entrusted to Paul Meakin Estate Agents

Living / Dining Room  
13'5" x 22'8" (4.09 x 6.91)

Kitchen  
9'4" x 10'0" (2.86 x 3.05)

Landing  
9'4" x 16'2" (2.87 x 4.95)

Bedroom  
10'4" x 13'10" (3.17 x 4.24)

En-suite shower room  
4'11" x 8'4" (1.50 x 2.56)

Bedroom  
14'11" x 12'4" (4.55 x 3.78)

Bedroom  
7'4" x 12'4" (2.26 x 3.76)

Bathroom  
6'3" x 6'3" (1.91 x 1.91)

Balcony

Garden

Garage

