



EST 1973  
**Paul Meakin** £600,000 Hazelwood Grove, Sanderstead, CR2 9DW  
 ESTATE AGENTS

**Ground Floor**

- Sunroom: 14'11" x 8'10" (4.55 x 2.70 m)
- Living/Dining Room: 11'2" x 27'11" (3.41 x 8.52 m)
- Kitchen: 7'4" x 10'1" (2.24 x 3.09 m)
- Entrance Hall: 6'9" x 15'4" (2.06 x 4.69 m)
- Bathroom: 7'3" x 8'10" (2.23 x 2.71 m)

**Floor 1**

- Bedroom Two: 11'4" x 13'5" (3.46 x 4.10 m)
- Bedroom Three: 11'4" x 14'7" (3.46 x 4.45 m)
- Bedroom Four: 6'10" x 8'9" (2.09 x 2.68 m)
- Landing: 3'3" x 7'7" (1.00 x 2.33 m)

**Floor 2**

- Bedroom One: 9'1" x 16'1" (2.79 x 4.92 m)
- En-suite: 5'9" x 7'11" (1.76 x 2.43 m)
- Landing: 2'9" x 2'8" (0.85 x 0.82 m)

**Approximate total area<sup>(1)</sup>**  
 1400 sqft  
 130 sqm

**Reduced headroom**  
 11 ft<sup>2</sup>  
 1 m<sup>2</sup>

(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.

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- PRICE RANGE £600,000-£625,000
- Large open plan Living / dining area
- Sunroom
- Master bedroom with en suite
- Private driveway
- Stunning four bedroom terrace
- Refitted kitchen
- Luxury family bathroom
- Landscaped garden
- Great Location for schools and local amenities

**PRICE RANGE £600,000-£625,000**  
 Nestled in the desirable Hazelwood Grove, Sanderstead, this stunning extended terrace house offers an exceptional living experience for families seeking both space and comfort. With four generously sized bedrooms and two modern bathrooms, this property is larger than average and perfectly designed for contemporary family life.

Upon entering, you are greeted by a large entrance hall that leads into an open-plan lounge and dining area, complete with a charming fireplace that adds warmth and character. The sun lounge, which overlooks the beautifully landscaped garden, provides a serene space to relax and enjoy the natural light. The high-spec fitted kitchen is a chef's delight, offering both functionality and style, making it ideal for family meals and entertaining guests.

The first floor features three well-proportioned bedrooms, complemented by a luxurious family bathroom that exudes elegance. Additionally, the beautifully converted loft space includes an en-suite shower, providing a private retreat for the master bedroom.

Externally the property benefits from a private block paved driveway servicing two cars to the front of the house, ensuring convenience for you and your guests and private side alley providing direct access to the rear of the back garden, The location is superb, with local primary and secondary schools just a stone's throw away, access to London Bridge and Victoria with two local stations only a 5 minute drive away. As well as excellent bus services connecting you to Sanderstead village, Croydon, Warringham and Hamsey Green.

This property is the perfect family home, ready for you to move in and enjoy immediately. Don't miss the opportunity to make this stunning house your new home in Sanderstead.



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	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*

