



Approximate total area^m
 1651 ft²
 153.4 m²
 Balconies and terraces
 56 ft²
 5.2 m²

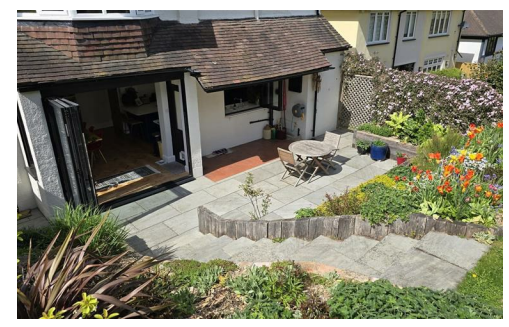
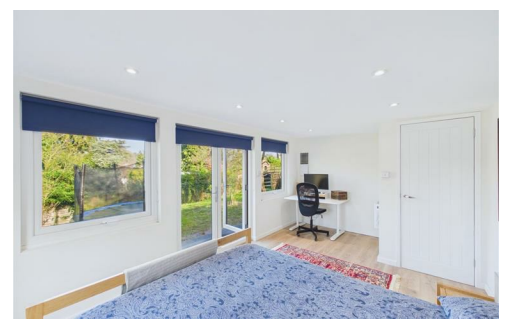
(1) Excluding balconies and terraces
 Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
 GIRAFFE360



EST 1973
Paul Meakin £825,000 Downsway, South Croydon, CR2 0JB
 ESTATE AGENTS

- PRICE RANGE £825,000- £850,000
- CHAIN FREE Beautifully refurbished four-bedroom detached family home
- Stunning open-plan kitchen, breakfast and dining area
- Stylish principal bedroom with modern en-suite shower room
- Bright and spacious separate living room
- Three further bedrooms including ideal home office/fourth bedroom
- Luxury family bathroom with freestanding bath and separate shower
- Landscaped south-easterly facing rear garden
- Garden cabin/guest suite with WC
- Short walk to Purley Oaks and Sanderstead Stations and well-regarded local schools

PRICE RANGE £825,000 -£850,000
 Chain Free' An attractive and beautifully refurbished four-bedroom detached family home, superbly positioned in a sought-after residential location close to excellent schools and transport links. The ground floor offers well-balanced living accommodation, including a welcoming entrance hall, and a bright and spacious living room. A stunning open-plan kitchen and dining area, with bi-fold doors leading to a paved patio overlooking the rear garden, makes this impressive space the true heart of the home; the perfect setting for both family life and entertaining. A useful utility/cloakroom with W/C and external access to the garage completes the ground floor. Upstairs, the property continues to impress with a superb principal bedroom featuring a stylish en-suite shower room with underfloor heating. There are two further well-proportioned double bedrooms, a beautifully appointed family bathroom with freestanding bath and separate shower, and a fourth bedroom which is ideal as a nursery or home office. From the first floor landing, a fully boarded loft storage space with light and power, can be accessed via a drop-down ladder. Externally, the landscaped rear garden enjoys a south-easterly aspect and provides a peaceful outdoor retreat. To the rear of the garden, set among fruit trees, is a versatile garden studio. Fully insulated with electric heating, WiFi, and cloakroom with eco-toilet, it is currently used as a guest suite, making it perfect for visitors, a home office or gym. To the front, the property benefits from a driveway providing off-street parking, an EV fast charger, and access to the garage.



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G	61	79
Very energy inefficient - higher running costs		

England & Wales EU Directive 2002/91/EC

TAX BAND G 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

