

Porch
6'6 x 2'8 (1.98m x 0.81m)

Living area
12'6 x 11'1 (3.81m x 3.38m)

Dining Area
14'10 x 10'7 (4.52m x 3.23m)

Hallway

Kitchen breakfast room
21' x 9'1 (6.40m x 2.77m)

Landing

Bedroom
14'10 x 10'9 (4.52m x 3.28m)

Bedroom
12'10 x 10'9 (3.91m x 3.28m)

Bedroom
8'2 x 5'11 (2.49m x 1.80m)

Bathroom
8'11 x 6'2 (2.72m x 1.88m)

Cabin
12'5 x 9'6 (3.78m x 2.90m)

Cabin storage
9'6 x 4'5 (2.90m x 1.35m)

Garage
17'7 x 8'4 (5.36m x 2.54m)



- Extended three bedroom family home
- Stylish decor throughout
- Landscaped garden
- Garage
- Cabin / Home office
- Fitted kitchen breakfast room
- Refitted family bathroom
- Home office
- Driveway
- Great location

Paul Meakin are delighted to market this extended well presented three bedroom semi detached family home. Internally the property offers stylish decor throughout a fitted extended kitchen with breakfast bar, refitted family bathroom, double glazing throughout, single garage plus off street parking via driveway. The current owners have replaced the boiler and landscaped the garden which now provides great entertaining space for family, friends and al fresco dining plus a home office completely insulated with power / light and air conditioning with adjoining storage cupboard. Good family homes like this one warrant your earliest viewng to appreciate location, presentation and size. Derwent Drive is located off Buttermere Gardens and Derwent Drive being within reach of open countryside, Riddlesdown Common, the local parade of shops, bus service, Riddlesdown Station, tennis, golf and cricket clubs, Riddlesdown Collegiate, a choice of infant and junior schools, churches together with the more comprehensive range of amenities in both Sanderstead and Purley. Tax Band E with Croydon Council



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	59	
(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 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

