



EST 1973
Paul Meakin £825,000 Blenheim Gardens, South Croydon, CR2 9AA
 ESTATE AGENTS

Ground Floor

- Study/Playroom: 9'3" x 7'6" (2.98 x 2.31 m)
- Garage: 16'6" x 7'6" (5.04 x 2.29 m)
- Reception Room: 20'10" x 15'11" (6.36 x 4.87 m)
- Kitchen/Breakfast Room: 20'7" x 9'3" (6.28 x 2.83 m)
- Utility Room: 7'11" x 7'3" (2.44 x 2.22 m)
- Entrance Hall: 7'5" x 9'7" (2.26 x 2.93 m)
- Reception Room: 14'7" x 12'3" (4.46 x 3.74 m)
- WC: 3'4" x 5'1" (1.03 x 1.56 m)

Floor 1

- Hallway: 3'0" x 1'9" (0.93 x 0.56 m)
- Bedroom One: 12'10" x 13'10" (3.92 x 4.24 m)
- Bedroom Two: 15'5" x 7'6" (4.71 x 2.29 m)
- Bedroom Three: 12'8" x 9'7" (3.88 x 2.94 m)
- Bedroom Four: 11'6" x 12'5" (3.53 x 3.79 m)
- Bedroom Five: 9'11" x 9'3" (3.03 x 2.83 m)
- Landing: 10'6" x 6'5" (3.20 x 1.97 m)
- Bathroom: 7'4" x 5'11" (2.24 x 1.82 m)
- WC: 2'10" x 4'6" (0.88 x 1.38 m)

Approximate total area^m
 2187 ft²
 203.3 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

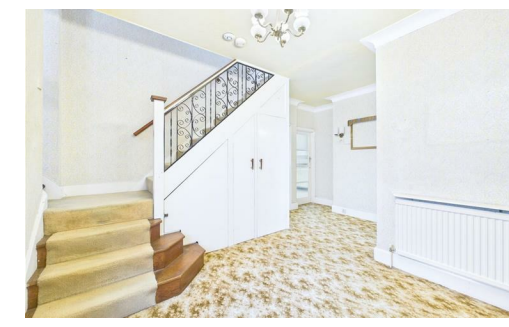
- PRICE RANGE £825,000-£850,000
- 2,000 sq ft Detached family home
- Five Bedrooms
- Utility room
- Refurbish project
- Watch Marketing Video!
- Three reception areas
- Kitchen Breakfast room
- Level plot
- Chain Free

PRICE RANGE £825,000-£850,000
 Watch full marketing video!

Nestled in the desirable Blenheim Gardens, South Croydon, this impressive detached house presents a remarkable opportunity for those seeking to create their dream family home. Spanning an expansive 2,000 square feet, the property is ideally situated within walking distance of Sanderstead Village and is conveniently close to Gresham and Atwood Primary Schools, making it perfect for families. The area is also well-regarded for its secondary schools, ensuring a comprehensive education for children of all ages.



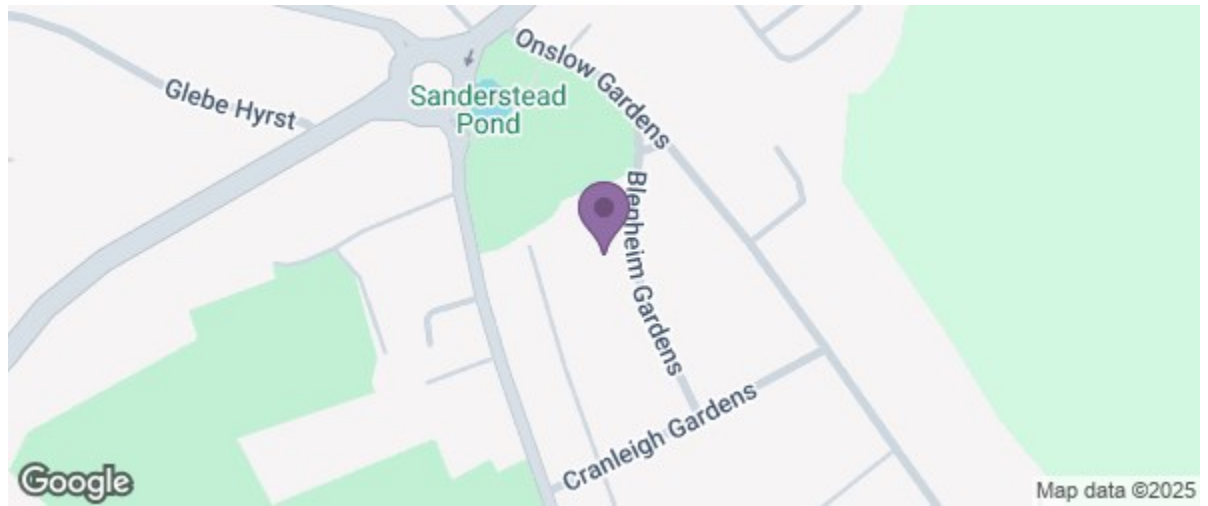
As you enter the property, you are welcomed by a spacious entrance hall that sets the tone for the generous living spaces that follow. The house boasts three reception areas, providing ample room for relaxation and entertaining. The large kitchen breakfast room is a highlight, offering a perfect space for family gatherings and culinary creativity. The garden is equally impressive, providing a wonderful outdoor area for children to play and for hosting summer barbecues.



The first floor features five well-proportioned bedrooms, each with the potential to create en-suite facilities, allowing for personalisation to suit your family's needs. This property is a renovation project that invites buyers with vision to transform it into a stunning residence, much like the neighbouring homes that have already undergone successful enhancements.

Occupying a level plot, this home not only offers a blank canvas for your imagination but also benefits from good transport links, making commuting and exploring the surrounding areas a breeze. This is a rare opportunity to invest in a property in a sought-after location that promises enjoyment for

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		



TAX BAND:
 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

