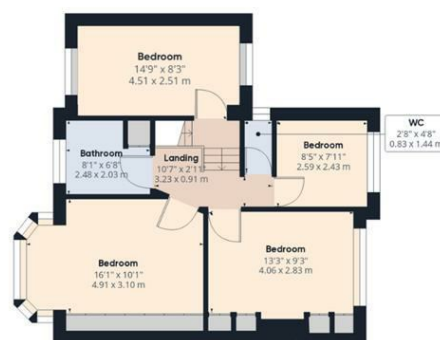




Ground Floor



Hallway
16'3 x 6'7 (4.95m x 2.01m)

Living room
15'7 x 12'1 (4.75m x 3.68m)

Dining room
14'10 x 10'10 (4.52m x 3.30m)

Sunroom
10' x 9'6 (3.05m x 2.90m)

Kitchen
11'2 x 9'6 (3.40m x 2.90m)

Breakfast room
10'9 x 8'1 (3.28m x 2.46m)

Utility room
9'4 x 8'3 (2.84m x 2.51m)

Cloakroom / Shower room
6'9 x 4'10 (2.06m x 1.47m)

Bedroom
16'1 x 10'1 (4.90m x 3.07m)

Bedroom
13'3 x 9'3 (4.04m x 2.82m)

Bedroom
14'9 x 8'3 (4.50m x 2.51m)

Bedroom
8'5 x 7'11 (2.57m x 2.41m)

Bathroom
8'1 x 6'8 (2.46m x 2.03m)

Separate WC

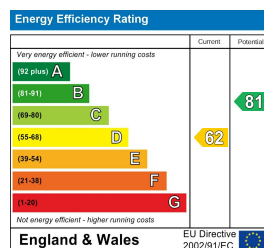
Garage
15' x 14'6 (4.57m x 4.42m)

Approximate total area[®]
1779.08 ft²
165.28 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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

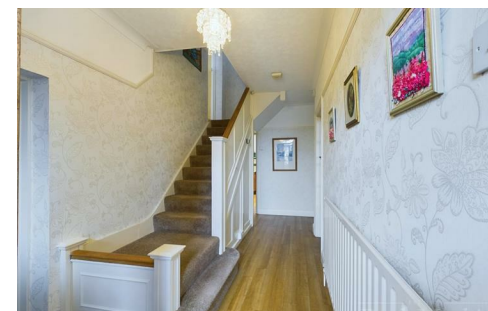


EST 1973
Paul Meakin
ESTATE AGENTS

£725,000 Sundown Avenue, Sanderstead, CR2 0RP

- Chain Free
- Two bathrooms
- Kitchen breakfast room
- Garage
- Large driveway
- Extended four bedroom
- Three reception rooms
- Utility room
- Secluded garden

This chain-free extended four-bedroom semi-detached family home offers an abundance of flexible living space, ideal for those looking to put their personal stamp on a property. Nestled on a sought-after, tree-lined residential street, this home is perfectly positioned for families seeking room to grow. Located within just 1/4 mile of Sanderstead Village, excellent primary and secondary schools, and great transport links, it's a must-see for those wanting convenience and a great community.



Internally, the home is well-equipped with a downstairs cloakroom/shower room, two spacious interconnecting reception rooms, and a bright conservatory that provides direct access to the beautifully landscaped, level garden. The generously sized fitted kitchen leads to a breakfast room, with an additional separate utility room for extra practicality. The first floor features four good-sized bedrooms, a refitted family bathroom, and potential to convert the loft (subject to planning permission).

This property is an exceptional opportunity to create your dream family home in a prime location. Early viewing is highly recommended to fully appreciate both the space and the location.

