

WC
2'7" x 5'6"
0.81 x 1.68 m

Kitchen/ Diner
14'2" x 10'11"
4.34 x 3.33 m

Reception Room
9'1" x 16'10"
2.77 x 5.14 m

Entrance Hall
11'1" x 5'6"
3.39 x 1.68 m

Ground Floor



Bathroom
5'7" x 6'2"
1.72 x 1.90 m

Bedroom Two
11'4" x 10'2"
3.46 x 3.11 m

Bedroom One
14'6" x 8'11"
4.44 x 2.74 m

Landing
10'10" x 2'9"
3.32 x 0.84 m

Bedroom Three
9'1" x 7'6"
2.78 x 2.29 m

Floor 1

Approximate total area^m
 807 ft²
 75.1 m²
 Reduced headroom
 11 ft²
 1 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

EST 1973
Paul Meakin Price Guide £425,000 Kings Walk, South Croydon, CR2 9BS
 ESTATE AGENTS

Nestled in a cul-de-sac of Kings Walk, Sanderstead, this charming three-bedroom end of terrace house presents an excellent opportunity for first-time buyers or those seeking a property with potential for expansion. Spanning an impressive 893 square feet, the home boasts a bright and inviting reception room, perfect for relaxation and entertaining.

The spacious kitchen breakfast room is ideal for family gatherings, while the convenient downstairs cloakroom adds to the practicality of the layout. The property has been thoughtfully updated, featuring a refitted bathroom that combines modern style with functionality. Each of the three bedrooms is generously sized, providing ample space for rest and personalisation.

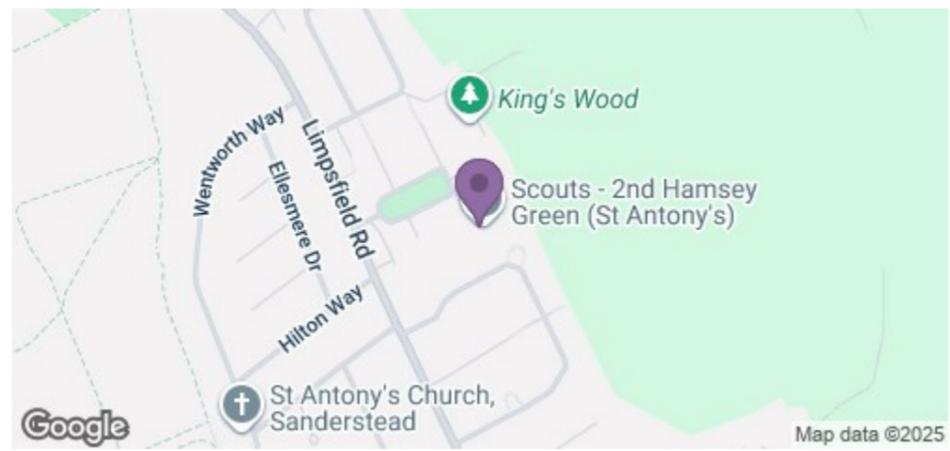
Set within the desirable Hamsey Green area, this home benefits from excellent transport links and proximity to local schools Atwood primary, Warlingham secondary and the current owners also secured a place at Riddlesdon Collegiate, making it an ideal choice for families. The level garden offers the potential for extensions, subject to planning permission, allowing you to create your dream living space, whether that be a side or rear extension, or even a loft conversion.

This delightful property is not just a house; it is a canvas for your future. With its combination of comfort, space, and potential, it is a must-see for anyone looking to establish their home in a peaceful yet convenient location.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	71	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

TAX BAND: D

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



- End of terrace
- Scope to extend STPP
- Refitted bathroom
- Bright and spacious reception
- Large kitchen diner
- Three good sized bedrooms
- Large level garden
- Atwood Primary
- Warlingham high school

Entrance Hall
11'1" x 5'6" (3.39 x 1.68)

Kitchen/ Diner
14'2" x 10'11" (4.34 x 3.33)

Reception Room
9'1" x 16'10" (2.77 x 5.14)

Downstairs WC

Landing

Bedroom One
14'6" x 8'11" (4.44 x 2.74)

Bedroom Two
11'4" x 10'2" (3.46 x 3.11)

Bedroom Three
9'1" x 7'6" (2.78 x 2.29)

Bathroom
5'7" x 6'2" (1.72 x 1.90)

Garden

