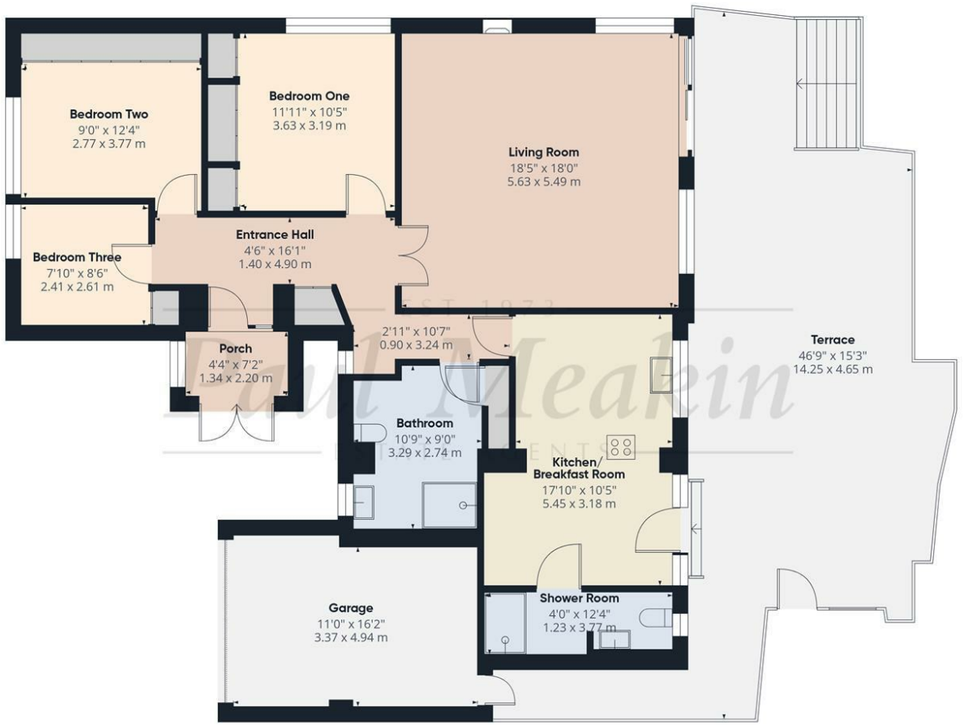
EST 1973
Paul Meakin
ESTATE AGENTS



EST 1973 Paul Meakin ESTATE AGENTS

Approximate total area(1)
1403 ft²
130.4 m²

Balconies and terraces
675 ft²
62.7 m²

(1) Excluding balconies and terraces

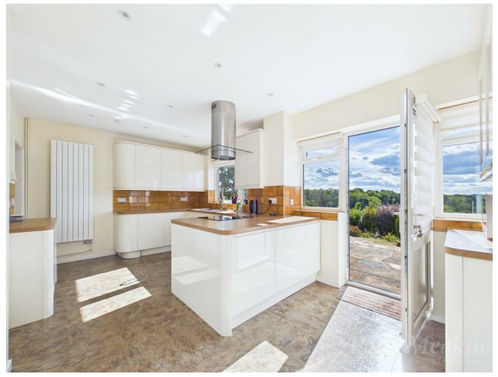
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



EST 1973 Paul Meakin ESTATE AGENTS £750,000 Borrowdale Drive, South Croydon, CR2 9JS





Price Range - £750,000 - £775,000
CHAIN FREE
Situated in a highly desirable Sanderstead location, this well presented three bedroom detached bungalow offers approximately 1,400 sq ft of spacious and versatile accommodation, together with a large south west facing garden enjoying stunning far reaching views.

At the heart of the home is an impressive 18'5 living room, offering generous space for relaxing, dining and entertaining, alongside the modern kitchen/breakfast room with direct access outside.

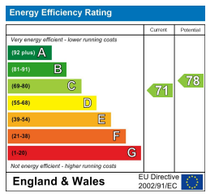
There are three well proportioned bedrooms, together with a family bathroom and additional separate shower room, providing excellent practicality.

A particular highlight is the large south west facing rear garden and substantial terrace, providing a fantastic outdoor entertaining space from which to enjoy the far reaching views and afternoon and evening sunshine.

Further benefits include a garage and off street parking.

Ideally positioned in sought after Sanderstead, the property is well placed for local shops and amenities, excellent schools, bus routes and nearby railway connections, as well as the area's popular open spaces and recreational facilities.

A fantastic opportunity to acquire a rarely available detached bungalow combining generous accommodation, a superb garden and impressive views in one of Sanderstead's desirable residential locations.



Porch
5'4" x 7'2" (1.64 x 2.20)

Entrance Hall
4'7" x 16'0" (1.40 x 4.90)

Kitchen/ Breakfast Room
17'10" x 10'5" (5.45 x 3.18)

Living Room
18'5" x 18'0" (5.63 x 5.49)

Shower Room
4'0" x 12'4" (1.23 x 3.77)

Bedroom One
11'10" x 10'5" (3.63 x 3.19)

Bedroom Two
9'1" x 12'4" (2.77 x 3.77)

Bedroom Three
7'10" x 8'6" (2.41 x 2.61)

Bathroom
10'9" x 8'11" (3.29 x 2.74)

Outside Terrace
46'9" x 15'3" (14.25 x 4.65)

Garden

Garage
11'0" x 16'2" (3.37 x 4.94)

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 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

sanderstead@paulmeakin.co.uk | 020 8657 5000 | www.paulmeakin.co.uk

- Price Range £750,000 to £775,000
- Well presented Detached Bungalow
- Three Well Proportioned Bedrooms
- Approx. 1,400 Sq Ft
- Impressive 18'5 Living Room
- Modern Kitchen/Breakfast Room
- Bathroom & Separate Shower Room
- Large South West Facing Garden
- Stunning Far Reaching Views
- Garage & Off Street Parking













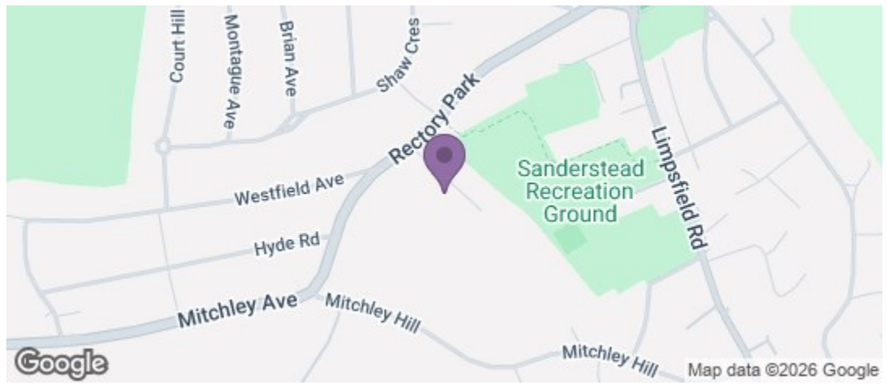
















sanderstead@paulmeakin.co.uk | 020 8657 5000 | www.paulmeakin.co.uk