



37 Rectory Park, Sanderstead, South Croydon, CR2 9JR

A chain free 3 bedroom detached with a self contained 1 bedroom annexe offering flexibility for moving with relatives or working from home, 3 receptions, downstairs cloakroom, mature garden plus off street parking. The annexe provides a fitted kitchen & bathroom, dual aspect living room enjoying direct access to the garden.

£575,000 Freehold

- Detached house
- Self contained Annexe
- Three separate reception rooms.
- Downstairs WC
- Mature garden
- Local bus routes
- Catchment area for local Primary and Secondary schools
- Double glazed throughout

Property Description

PORCH

Double glazed windows to side and front, double glazed door to front.

ENTRANCE HALL

Double glazed window to porch, security alarm, coved ceiling, radiator, power points, telephone point, storage under stairs.

DOWNSTAIRS WC

Low level WC, wash hand basin with mixer tap, fully tiled walls, radiator.

DINING ROOM

Gas fireplace, parqut flooring, double glazed bay window to front, coved ceiling.

LOUNGE

Electric fireplace with wooden surround, coved ceiling, radiator, power points, wall lights, double glazed sliding doors to conservatory.

CONSERVATORY

Double glazed windows and doors throughout, radiator, electric heater, power points.

KITCHEN

Double glazed window to rear, fitted wall and base units, built in electric hob with cooker hood, integrated electric oven and microwave, stainless steel sink and mixer taps, radiator, power points, part tiled walls.

LANDING

Double glazed window to side, coved ceiling, access to loft.

BEDROOM ONE

Double glazed bay window to front, coved ceiling, radiator, telephone point, power points.

BEDROOM TWO

Double glazed bay window to rear, coved ceiling, radiator, power points.

BEDROOM THREE

Double glazed corner window to front and side, coved ceiling, radiator, power points.

BATHROOM



Bath with wall mounted electric shower, double glazed window to rear, low level WC, wash hand basin with mixer taps, extractor, storage cupboard, radiator, fully tiled walls.

ANNEXE

Double glazed door to entrance hall from front and double glazed door with glass panel from kitchen.

Entrance Hall: radiator, power points, spot lights.

Bathroom: bath with wall mounted shower unit, low level WC, wash hand basin with mixer taps, part tiled walls, radiator, spot lights.

Bedroom: double glazed bay window to front, radiator, power points.

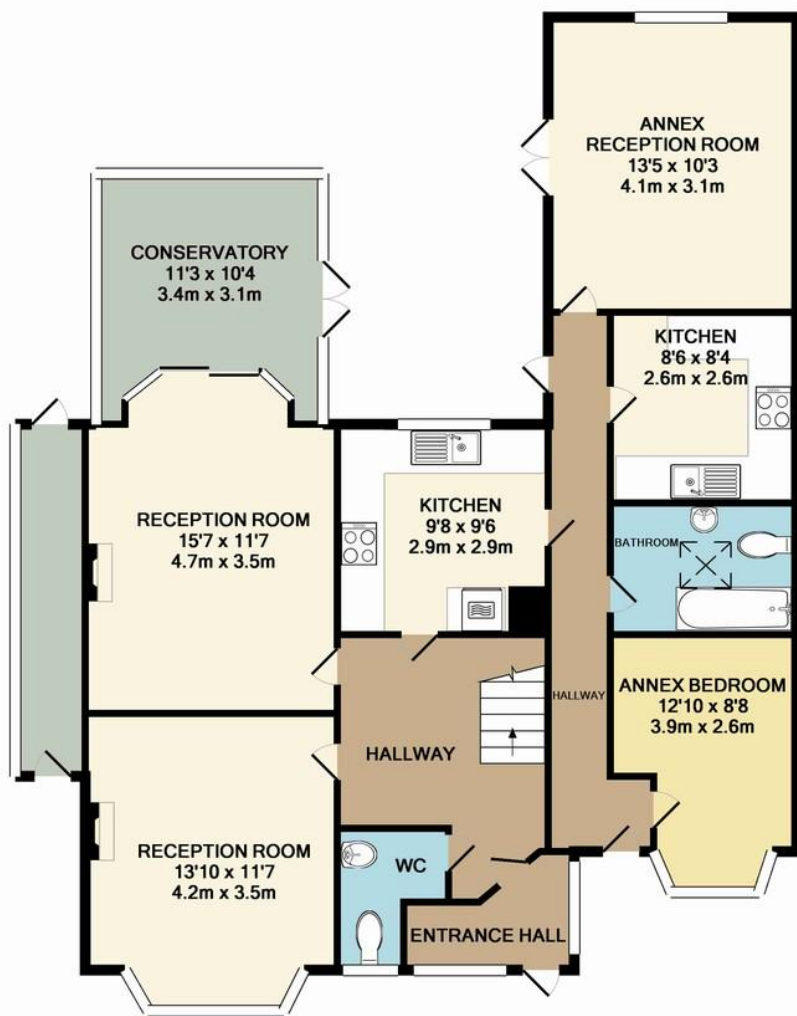
Kitchen: wall mounted boiler, part tiled walls, sink with mixer taps, fitted wall and base units, built in electric oven and hob with extractor fan, power points and natural sky light.

Lounge: double glazed window to rear, double glazed door to garden, power points, radiator.

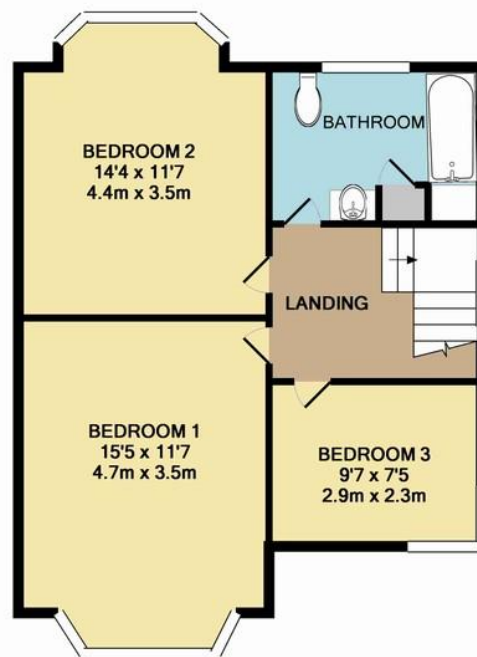
GARDEN

Secluded mature garden, mainly laid to lawn, outside tap, decking, shed and storage.





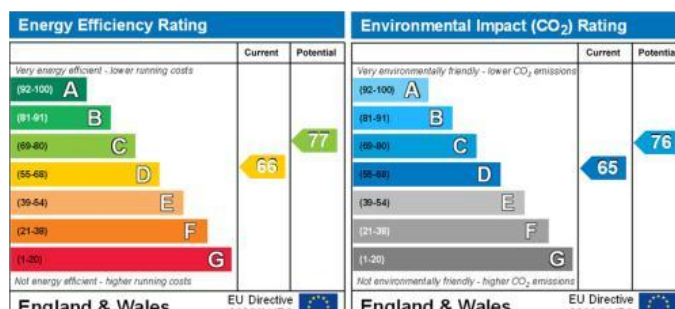
GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1722 SQ.FT. (160.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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 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

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