



OFFERS IN EXCESS OF £1,100,000 FREEHOLD

23 THE RIDGE WAY, SANDERSTEAD, SOUTH CROYDON, SURREY, CR2 0LJ

**ShineRocks**  
PROPERTY AGENTS



Offering more curb appeal than most houses, after entering the wide gravel driveway through the brick pillared entrance, you are naturally drawn to the stone pillared portico surrounding the front door, on entering the double height reception hall, you look straight through to the dining room and open views of the landscaped rear garden. The property has under floor heating throughout. 23 The Ridge Way is in our opinion a stunning house.

THE ACCOMMODATION COMPRISES: STONE PORTICO, RECEPTION HALL, WC, LIVING ROOM, FAMILY ROOM, DINING ROOM, KITCHEN/BREAKFAST ROOM, UTILITY ROOM, SECOND WC, STAIRCASE TO GALLERIED LANDING, MASTER BEDROOM WITH EN-SUITE BATHROOM, BEDROOM TWO WITH EN-SUITE BATHROOM, THREE FURTHER DOUBLE BEDROOMS, FAMILY BATHROOM, INTEGRAL DOUBLE GARAGE.







**DESCRIPTION** A beautifully presented, five double bedroom, three bathroom, three reception room, detached family residence, situated in a premier road within walking distance of The Ridge Way school, local shops and Sanderstead station and within easy reach of Sanderstead village. The property is approached via a brick pillared entrance with sweeping in and out driveway leading to integral double garage. Stone portico, under floor heating throughout, impressive reception hall with lime stone floor, WC, cloaks cupboard, doors to all downstairs reception rooms and kitchen/breakfast room. Living room with stone surround fireplace and French doors to rear garden, family room, dining room, double aspect fully fitted kitchen/breakfast room with lime stone floor, large utility room with doors to double garage and rear garden, second downstairs WC. Staircase rising to fully galleried landing with window overlooking front garden, master bedroom with en-suite bathroom, bedroom two with en-suite bathroom, three further double bedrooms, family bathroom, airing cupboard. Wide frontage with gravel driveway offering off street parking for several cars. Mature level and secluded rear garden with gated access to nature garden.

**AMENITIES** The property is located in a premier road, being within minutes walk of both Purley Oaks and Sanderstead Railway stations, giving access via two separate lines to London Bridge and Victoria within 23 minutes. Local shops can be found at Elmfield Way Shopping Parade to include a Post Office, Chemist, Dry Cleaners, Butchers and general store to name but a few. Sanderstead also boasts a Waitrose within easy reach. Croham Hurst Woods is within a short walk. Local buses along Sanderstead Road serve Croydon, Warlingham and Selsdon which offers comprehensive shopping facilities to include Sainsbury's, Aldi, pubs, restaurants and coffee shops. Croydon Town Centre boasts the Whitgift Centre and Centrale for shopping facilities. Excellent schools in the area include The Ridgeway, Riddlesdown Collegiate, Whitgift for Boys, Croydon High for Girls plus many more. The M23/M25 is within a 25 minute drive, serving Gatwick Airport and Brighton.

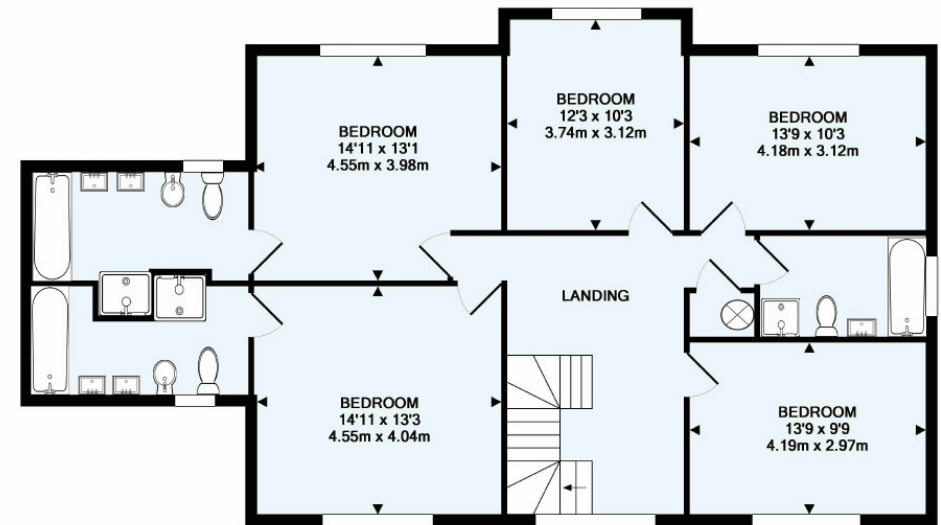
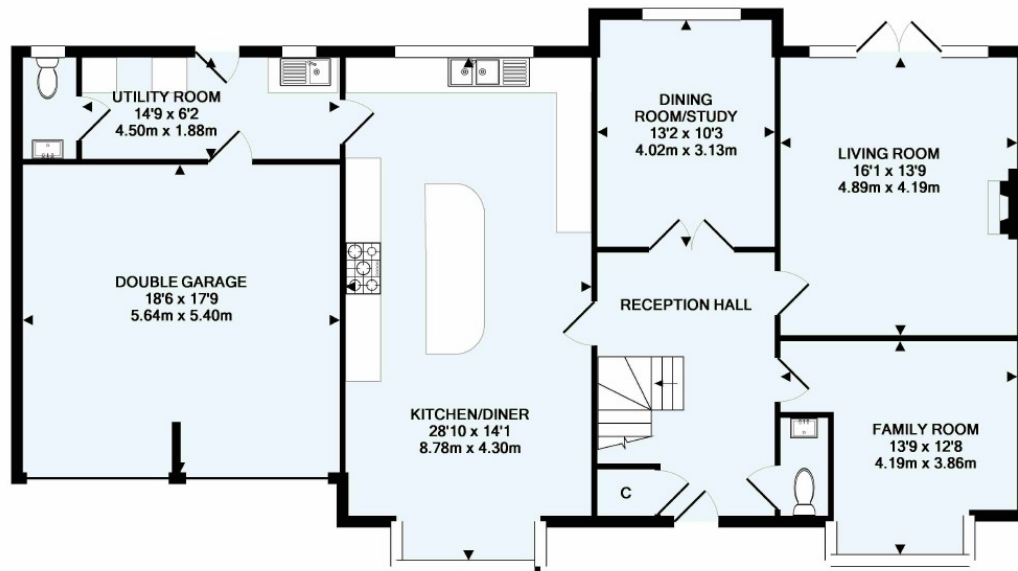
**OUTSIDE FRONT GARDEN:** Brick pillared entrance to sweeping in and out gravel driveway leading to integral double garage, off street parking for several cars, slightly raised crescent shaped bed containing a variety of shrubs and trees with laurel hedge to the front, giving a high level of seclusion, lawn area to one side, gated access to rear garden.

**REAR GARDEN:** Accessed from both the living room and utility room, mature, level secluded rear garden, panelled wooden fencing, evergreen laurels and a variety of trees, mainly laid to lawn with wooden fence and gate to the rear leading to nature garden, home to one of Sanderstead's Badger setts.

**EPC 76 - 83**

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TOTAL APPROX. FLOOR AREA 2681 SQ.FT. (249.0 SQ.M.)

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For clarification purposes, we wish to inform prospective purchasers that these details have been prepared as a general guide only. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and generally to maximum dimensions and should not be relied upon for carpets or furnishings. Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows and room sizes are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should only be used as such.

VIEWING IS STRICTLY BY APPOINTMENT THROUGH SHINEROCKS

DRAFT DETAILS - AWAITING VENDOR'S APPROVALSHINEROCKS

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