



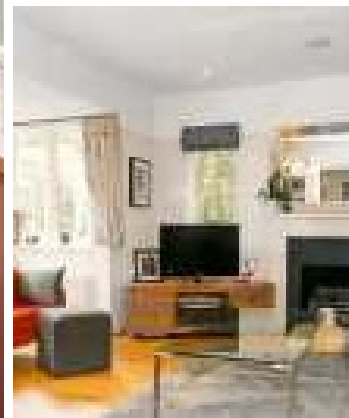
PRICE £1,395,000 FREEHOLD

54 WEST HILL, SANDERSTEAD, CR2 0SA

ShineRocks
PROPERTY AGENTS

An immaculately presented, completely refurbished, five double bedroom, three bath/shower rooms, three/four reception room, detached family residence, situated on a highly sought after tree lined road, being within easy walking distance of local shops and Sanderstead railway station.

THE ACCOMMODATION COMPRISES; RECEPTION HALL, CLOAKROOM, WC, LOUNGE, SITTING ROOM, PLAY ROOM/CINEMA ROOM, KITCHEN BREAKFAST/DINING/FAMILY ROOM, UTILITY ROOM, SHOWER ROOM, MASTER BEDROOM, EN-SUITE DRESSING ROOM, EN-SUITE BATHROOM, FOUR FURTHER BEDROOMS, FAMILY BATHROOM, DOUBLE GARAGE, GAMES ROOM/HOME OFFICE, LARGE STORE ROOM.





DESCRIPTION An imposing five bedroom, three bath/shower room, three reception room + study/office, detached family residence, having been completely refurbished and extended by the current owners with no expense spared. The imposing Reception hall has oak flooring and dog leg staircase rising the first floor, cloakroom and WC, double aspect lounge with square bay window, featuring French doors onto the rear sandstone terrace, wood burning stove, double doors lead into the hub of the house which is an impressive double aspect kitchen/dining/family room approaching 600 sq ft, featuring bespoke fitted kitchen with integrated appliances, American style fridge/freezer and range cooker, wood burning stove, under floor heating, corner bi-folding doors opening to sandstone rear terrace. The master bedroom has a dressing room area with floor to ceiling fitted wardrobes, door to large en-suite bathroom, large family bathroom, landing with two roof light windows and vaulted ceiling, all principle rooms are wired for sound and cable, solid wood replacement double glazed windows throughout, Acova radiators throughout, down lighters, custom built furniture wired for media unit to sitting room.

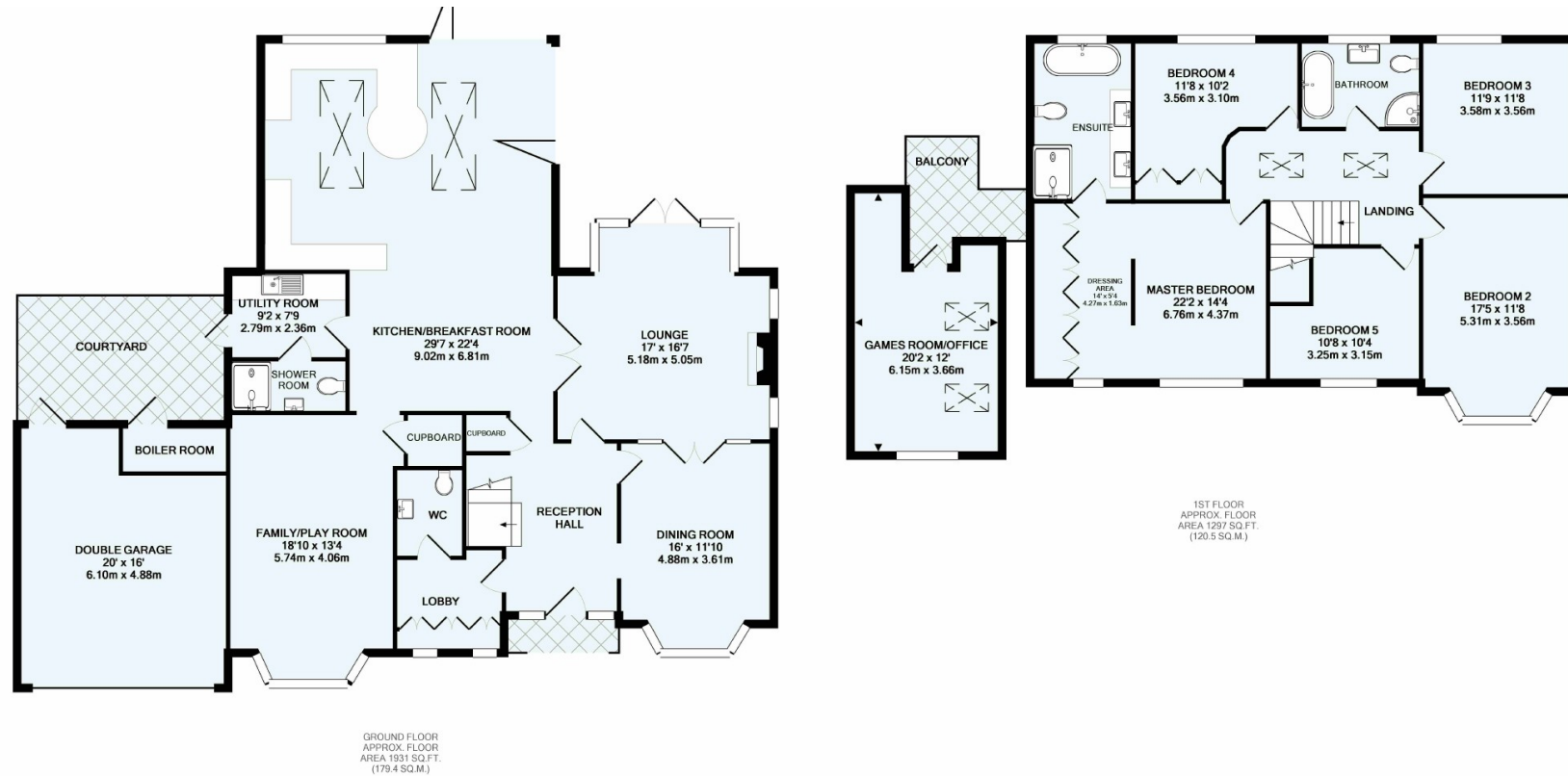
AMENITIES 54 West Hill is situated in highly convenient location being within a few minutes walk of Elmfield Way shops offering a butchers, general store, post office, florist, off licence to name but a few. Sanderstead railway station is within easy access serving London Bridge and Victoria within 23 minutes. The Ridge Way School is also within walking distance catering from pre-school to key stage 2. For older children, there are many excellent schools within the area to include Whitgift, Croydon High, Royal Russell, Trinity and Old Palace. Buses on Selsdon Road also take you to Selsdon and Croydon Town Centre offering its excellent shopping facilities to include The Whitgift Centre and Centrale. Croham Hurst Woods are within a few minutes walk.

OUTSIDE The rear garden measures approximately 108' (including patio) x 55', approached via the Lounge and kitchen breakfast/dining/family room, sandstone patio area, railway sleeper boundary wall with central steps up to extensive lawn area, bordered by mature trees and shrubs, to the rear of the garden, children's play area, vegetable patch, large brick built store with from Sandhurst Close. Gated access to each side to front garden. From utility room, courtyard area with steps leading up to Games room/Homes office. To the front, off street parking for two cars, leading to detached double garage, lawn areas, covered storm porch area, mature trees and shrubs.

EPC RATING 66 - 74

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TOTAL APPROX. FLOOR AREA 3228 SQ.FT. (299.9 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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