



18a Rectory Park, Sanderstead, Surrey, CR2 9JN

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Sanderstead
Surrey CR2 9JN

£599,000

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Description

Turnbull Homes presents a rare opportunity to own a premium property in the desirable Village of Sanderstead. This luxury semi-detached house offers 3 double bedrooms over two floors, open plan contemporary family living with dining and kitchen are fitted with highest quality Bosch appliances, luxury ensuite shower room to main bedroom as well as a family bathroom all with luxury Roca sanitary fixtures coupled with Hansgrohe bathroom fittings. This exclusive development offers a perfect blend of contemporary living and natural tranquillity situated in the picturesque Sanderstead Village.

Accommodation

Hallway with storage cupboard and cloakroom: 15'3x29'4 max open plan Kitchen/Dining/Reception Room, the kitchen is fitted with highest quality Bosch appliances including Hob, Oven, Extractor Hood, Dishwasher, Washing Machine and Fridge along with beautiful Quartz Worktops, double doors leading to Garden: First Floor comprises two double Bedrooms: Family Bathroom: Stairs leading to top floor Master Bedroom with ensuite Shower Room: Parking for one car: Own Garden are: High quality finishes and fixtures throughout. Environmentally sustainable air source heat pumps for heating and hot water coupled with excellent and efficient underfloor heating to the ground floor.

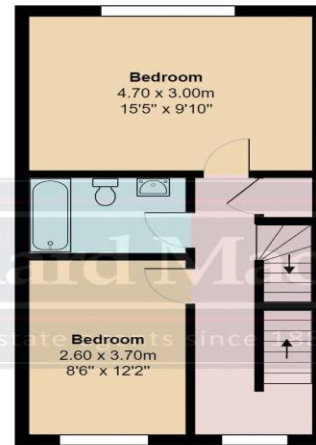
Location

With its exquisite design and stunning surroundings Rectory Park is in close proximity to local amenities and transport links, highly regarded local schools, the Gruffy pond and local parks, local shops, cafes and restaurants as well as the vibrant town centres of Croydon and Purley are just a short distance away. This development offers a truly exceptional living experience. Holding deposit will apply.





Ground Floor



First Floor



Second Floor

House 1, Rectory Park, South Croydon, CR2
Gross Internal Area 1299sq ft / 120.7sq meters

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data shown.
Plan produced by AR Net Media - www.arnetmedia.uk

The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.

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