



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

**Pollard Machin**

estate agents since 1885

estate agents since 1885



18C  
Rectory Park  
Sanderstead  
Surrey CR2 9JN

£699,995

Pollard Machin

estate agents since 1885

### Description

Turnbull Homes presents a rare opportunity to own a premium home in the desirable Village of Sanderstead. This is one of two luxury detached houses offering 4 bedrooms over two floors, open plan contemporary family living with separate kitchen fitted with highest quality Bosch appliances, luxury ensuite shower rooms to two bedrooms 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.

### Description

Hallway with large storage cupboard and cloakroom: 10'10" Kitchen with highest quality Bosch appliances including Hob, Oven, Extractor Hood, Dishwasher, Washing Machine and Fridge along with beautiful Quartz Worktops, double doors leading to an impressive 18'8x21'6" Reception Room with sliding doors leading to Garden: First Floor comprises three Bedrooms one with ensuite Shower Room: Family Bathroom: Stairs leading to top floor Master Bedroom with ensuite Shower Room and Velux skylights creating a light and airy room: Eves Storage: Parking for two cars: Own private Garden backing onto the park: 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.





**House 3, Rectory Park, South Croydon, CR2**  
**Gross Internal Area 1555sq ft / 144.5sq 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](http://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.

**Pollard Machin**

estate agents since 1885



**Viewings Strictly by Appointment Only**

**Pollard Machin Estate Agents**  
**45 Limpsfield Road**  
**Sanderstead**  
**Surrey**  
**CR2 9LA**  
**Tel: 020 8657 4466**

**Email: [sales@pollardmachin.co.uk](mailto:sales@pollardmachin.co.uk)**  
**Web: [www.pollardmachin.co.uk](http://www.pollardmachin.co.uk)**

**Selling exclusive homes throughout Surrey**

**Pollard Machin**

estate agents since 1885

