



23 Briton Hill Road, Sanderstead, Surrey, CR2 0JG

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Briton Hill Road  
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Surrey CR2 0JG

Offers in Excess of £860,000

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### Description

A newly refurbished and extended five bedroom detached chalet style bungalow boasting 2347 square feet internally. The property is located on the popular Briton Hill Road within close proximity to Ridgeway primary school. EPC Rating C. Council Tax Band F.

### Accommodation

The property comprises;

Large entrance hall, living room with bifold doors and vaulted ceiling with skylights, spacious modern kitchen with integral appliances and large island with underfloor heating, dining area, utility room, two front double bedrooms with bay windows, en suite four piece bathroom/wet room and downstairs shower wet room/WC.

Upstairs features three large double bedrooms with vast storage, family bathroom and en suite to one of the bedrooms.

The rear garden is mainly laid to lawn with a patio area adjacent to the rear perfect for entertaining, there is also a garden shed to the rear in addition to vast storage with front and rear access to both sides of the property. The front provides ample parking for several cars on the driveway with a further lawn area.

### Location

Briton Hill Road is located off Sanderstead Hill being within reach of Sanderstead Village and pond, Gresham, Atwood and The Ridgeway schools, both Sanderstead and Purley Oaks stations, a choice of golf, tennis and cricket clubs together with Waitrose and bus services into Croydon, Purley, Selsdon and Warlingham.





**Briton Hill Road, South Croydon, CR2**  
**Gross Internal Area 2347sq ft / 218sq 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.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.





Viewings Strictly by Appointment Only

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