



5 Glebe Hyrst, Sanderstead, Surrey, CR2 9JG

Pollard Machin
estate agents since 1885

5

Glebe Hyrst
Sanderstead
Surrey CR2 9JG

Guide Price £1,075,000

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Description

****No Onward Chain**** This is an absolute dream of a Truett and Steel detached house, built for Mr Truett himself to provide the beautiful family home that it is. The 4 Bedroom, 3 Reception Room property is steeped in character and has been lovingly maintained over many years by the current family, retaining many original features. It has a picturesque south-facing garden, with additional gated parking and garage to the rear, ideal for additional vehicles. Located on one of Sanderstead's most sought after roads.

Accommodation

The property is approached via an arched storm porch and accessed through the solid oak front door. The hallway has oak flooring and a spacious cloakroom with ample storage, and there is a downstairs WC. The generously sized reception room has a large square bay window with fitted window seating that looks out onto the garden, with access through a side door, and feature fireplace with wood burner. Separate dining room with open fire as well as an original built-in dresser and plate rails. The third reception room is currently used as a study but would also be a useful playroom or teenagers' space. Kitchen/breakfast room fitted with a range of built-in cupboards and integrated appliances, granite worktops and has the addition of a utility room and pantry. Garden room with patio sliding doors to the garden and access door to the front providing a lovely space for family eating. The sweeping staircase with stained glass windows leads to the first floor with 4 good sized bedrooms. Large family bathroom with independent shower cubicle as well as a bath. The beautiful south-facing garden with large level lawn and path leading to the fenced off garage and secure gated parking area ideal for vehicles or caravans and accessed off Rectory Park.

Location

Located within a short walk of Sanderstead village which offers a variety of shops, restaurants, coffee shops, hairdressers, Waitrose supermarket, opticians and beauty salons, recreation grounds with children's play park and the Gruffy pond. Locally there is a choice of Gresham and Attwood primary schools; Riddlesdown Collegiate is a short distance away as well as Whitgift, Croydon High, Trinity and Royal Russell schools; bus routes to Warlingham, Purley, Selsdon and Croydon offer more comprehensive shopping; as well as Sanderstead and Purley Stations for those commuting to London Bridge and Victoria stations.





Glebe Hyrst, CR2

Approximate gross internal area

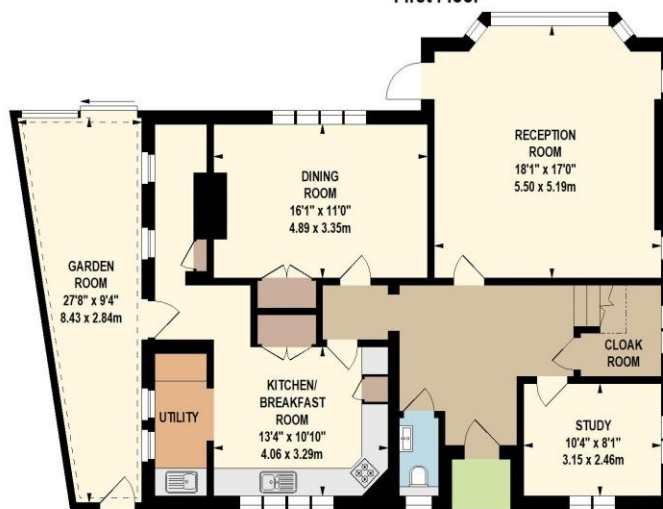
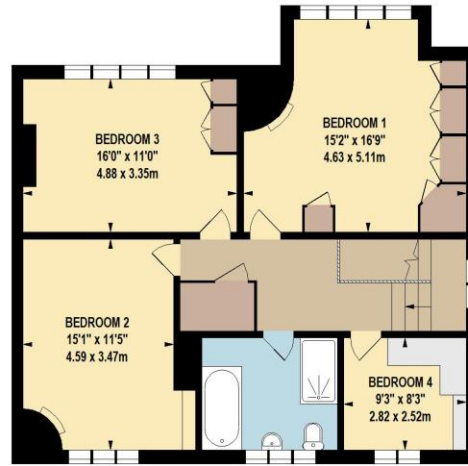
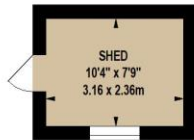
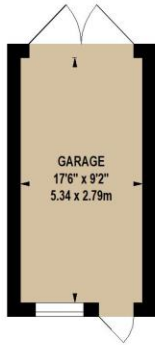
231.41 sq m / 2491 sq ft
(Including Garage & Shed)

Garage

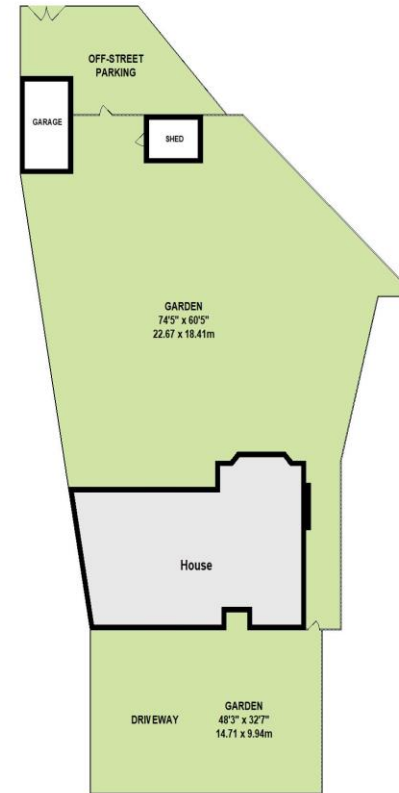
14.96 sq m / 161 sq ft

Shed

7.43 sq m / 80 sq ft



Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

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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