



**13 Glebe Hyrst, Sanderstead, Surrey, CR2 9JG**

**Pollard Machin**  
estate agents since 1885

estate agents since 1885

13

Glebe Hyrst  
Sanderstead  
Surrey CR2 9JG

Guide Price £1,100,000

Pollard Machin

estate agents since 1885

### Description

**\*\*No onward chain\*\*** A truly exceptional Truett and Steel four bedroom detached house with original features boasting 2221 square feet internally. With three reception rooms, garage, sweeping driveway and large rear garden. Located in the sought after location of Glebe Hyrst which is a short distance from Sanderstead Village with excellent local primary schools. EPC rating D. Council Tax Band G.

### Accommodation

The property briefly comprises; Spacious entrance hall with downstairs cloakroom, front reception room with open fireplace, impressive 23ft lounge, dining room, country style kitchen/breakfast room. Upstairs provides two large double bedrooms, further double bedroom, single/study room and family bathroom with separate WC & separate shower. The mature rear garden has a wide patio area ideal for entertaining with the remainder laid to lawn with shrub and plant borders. The front allows parking for several vehicles in addition to the large garage/workshop.

### Location

Glebe Hyrst is a sought after tree lined residential road located off Rectory Park being within reach of Gresham and Atwood Schools, The Gruffy and pond, Sanderstead Village parade of shops offering restaurants, hairdressers, coffee bars and much more as well as Waitrose supermarket, locally there is a choice of tennis, cricket and golf clubs, bus services into Croydon, Purley, Selsdon and Warlingham and either Purley Oaks or Sanderstead stations.





Ground Floor

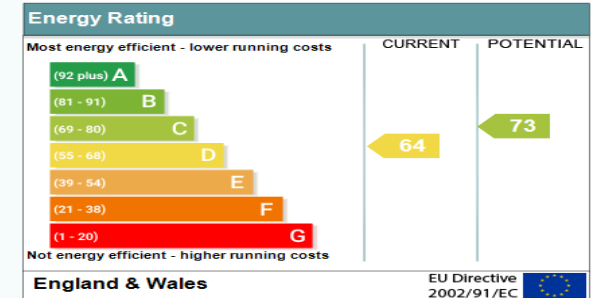
First Floor

**Glebe Hyrst, South Croydon, CR2**  
**Approx. Gross Internal Area 2221 sq. ft / 206.38 sq. 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 show.

Plan produced by AR Net Media-[www.arnetmedia.uk](http://www.arnetmedia.uk)

Address: 13 Glebe Hyrst, SOUTH CROYDON, CR2 9JG  
 RRN: 3700-1884-0422-5300-3543



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

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

