



6 Glebe Hyrst, Sanderstead, Surrey, CR2 9JE

Pollard Machin

estate agents since 1885

estate agents since 1885

6

Glebe Hyrst
Sanderstead
Surrey CR2 9JE

Guide Price £975,000

Pollard Machin

estate agents since 1885

Description

An impressive four double bedroom, two reception room, 1930's family home boasting 1,718 square feet internally and located in the sought after location of Glebe Hyrst within a short distance from Sanderstead Village with excellent local primary schools. EPC rating D. Council Tax Band F.

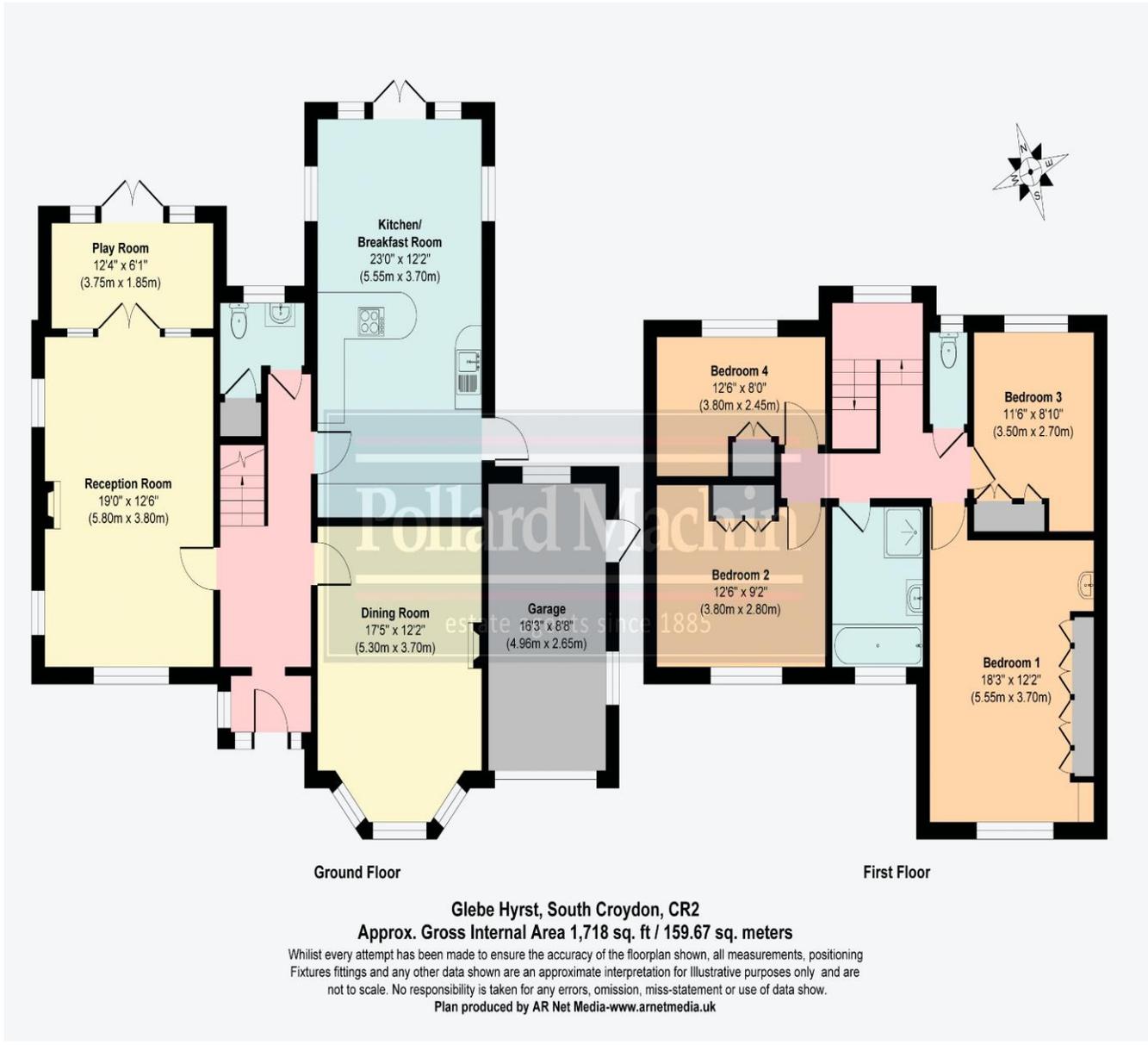
Accommodation

The property briefly comprises; Porch, entrance hall with downstairs cloakroom, large reception room with feature fireplace, office/play room, dining room with bay window, modern kitchen/breakfast room overlooking garden. Upstairs features four double bedrooms with fitted storage, four piece family bathroom and separate WC. The rear garden is mainly laid to lawn with mature hedge borders and a patio area ideal for entertaining. The front provides parking for several cars on the driveway in addition to the garage, there is also a mature garden area.

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 Warringham and either Purley Oaks or Sanderstead stations.





Ground Floor First Floor

Glebe Hyrst, South Croydon, CR2
Approx. Gross Internal Area 1,718 sq. ft / 159.67 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	59 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

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

Email: sales@pollardmachin.co.uk
Web: www.pollardmachin.co.uk

Selling exclusive homes throughout Surrey

Pollard Machin

estate agents since 1885

