



Land to Rear of 31, Copthorne Rise, South Croydon, Surrey, CR2 9NN

Pollard Machin

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£900,000

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Description

Stunning New Build 4-Bedroom Chalet Bungalow – Sanderstead. Pollard Machin are delighted to present this exceptional new build four-bedroom chalet-style bungalow, perfectly positioned in a sought-after residential road in Sanderstead. Designed with modern family living in mind, this beautifully appointed home offers spacious and versatile accommodation extending to approximately 1,660 Sq ft (154.2 Sq m).

Accommodation

Ground Floor - The property opens into a bright and welcoming hallway leading to a generous open-plan kitchen/dining/family room (20'4" x 19'4"), the true heart of the home. This impressive space features bi-fold doors to the rear garden, contemporary fittings and ample room for entertaining. A separate living room (15'11" x 10'10") provides a more private retreat while a study offers flexibility for home working or use as a playroom. Two well-proportioned bedrooms (Bedroom 3 and Bedroom 4) and a stylish family bathroom complete the ground floor accommodation.

First Floor - The first floor comprises two generous double bedrooms. The principal bedroom (13'7" x 12'11") benefits from a luxurious en-suite shower room while Bedroom 2 (16'9" x 12'2") is complemented by access to a further bathroom. A useful utility room and storage area add practicality to the upper level.

Outside - The property enjoys a landscaped rear garden ideal for outdoor entertaining and family relaxation. To the front there is ample off-street parking.

Location

Situated in the desirable area of Sanderstead the property is ideally located for excellent local schools, transport links including Sanderstead and Purley Oaks stations and a wide range of amenities. The surrounding area offers beautiful open spaces such as Riddlesdown Common and Purley Beeches, perfect for leisure and recreation.





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.



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