



3a Briton Hill Road, Sanderstead, Surrey, CR2 0JG

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Briton Hill Road
Sanderstead
Surrey CR2 0JG

Guide Price £950,000

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A spacious 1970s detached family home set on an elevated plot – Briton Hill Road, Sanderstead, CR2. EPC Rating C. Council Tax Band G.

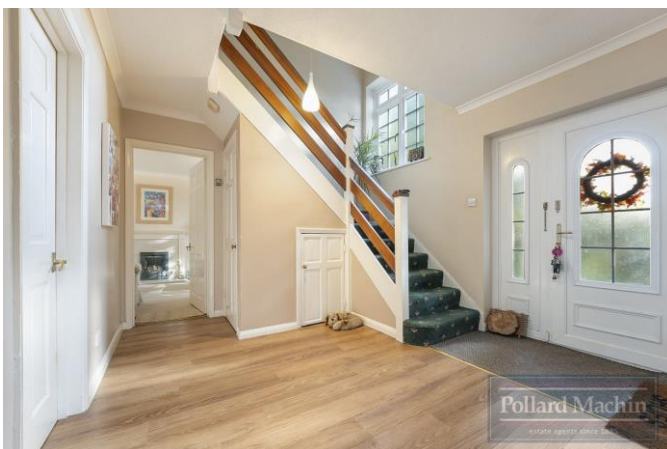
Situated on one of Sanderstead's desirable residential roads, this well-presented four/five-bedroom detached family home enjoys generous accommodation, excellent natural light and lovely open views due to its attractive elevated position. Boasting 1,776 sq ft of internal space, the property provides a versatile layout perfectly suited to modern family living.

The ground floor features a welcoming entrance hall leading to a bright and expansive 24' reception room with a charming curved bay, an attractive working fireplace and access to the garden. A 15' dining room provides an elegant setting for family meals and entertaining, whilst the spacious kitchen/breakfast room features high specification appliances. The useful addition of a study/bedroom adds welcome flexibility to the ground-floor layout along with a downstairs cloakroom.

Upstairs, the first floor offers four well-proportioned double bedrooms, including an impressively large 20' principal bedroom with dressing area and en suite bathroom and further four piece family bathroom.

Externally, the property benefits from a 24' garage with parking for several vehicles on the driveway and surrounding gardens offering privacy and potential for landscaping or future extension (STPP). The elevated setting enhances the sense of seclusion while offering an attractive outlook over the area.

Ideally located, Briton Hill Road provides easy access to Sanderstead and Purley Oaks stations, well-regarded local schools and plentiful green spaces. A fantastic opportunity to acquire a spacious 1970s detached home in a prime Sanderstead location – ideal for buyers looking to personalise a property with excellent long-term potential.



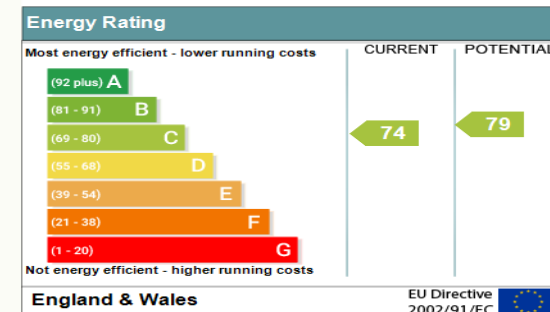


Briton Hill Road, South Croydon, CR2
Approx. Gross Internal Area 1776sq ft / 165sq meters

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.

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Address: 3a Briton Hill Road, SOUTH CROYDON, CR2 0JG
 RRN: 9350-2568-5590-2025-1785



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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