

FOLKLANDS



WEST HILL, SANDERSTEAD
GUIDE PRICE £1,250,000













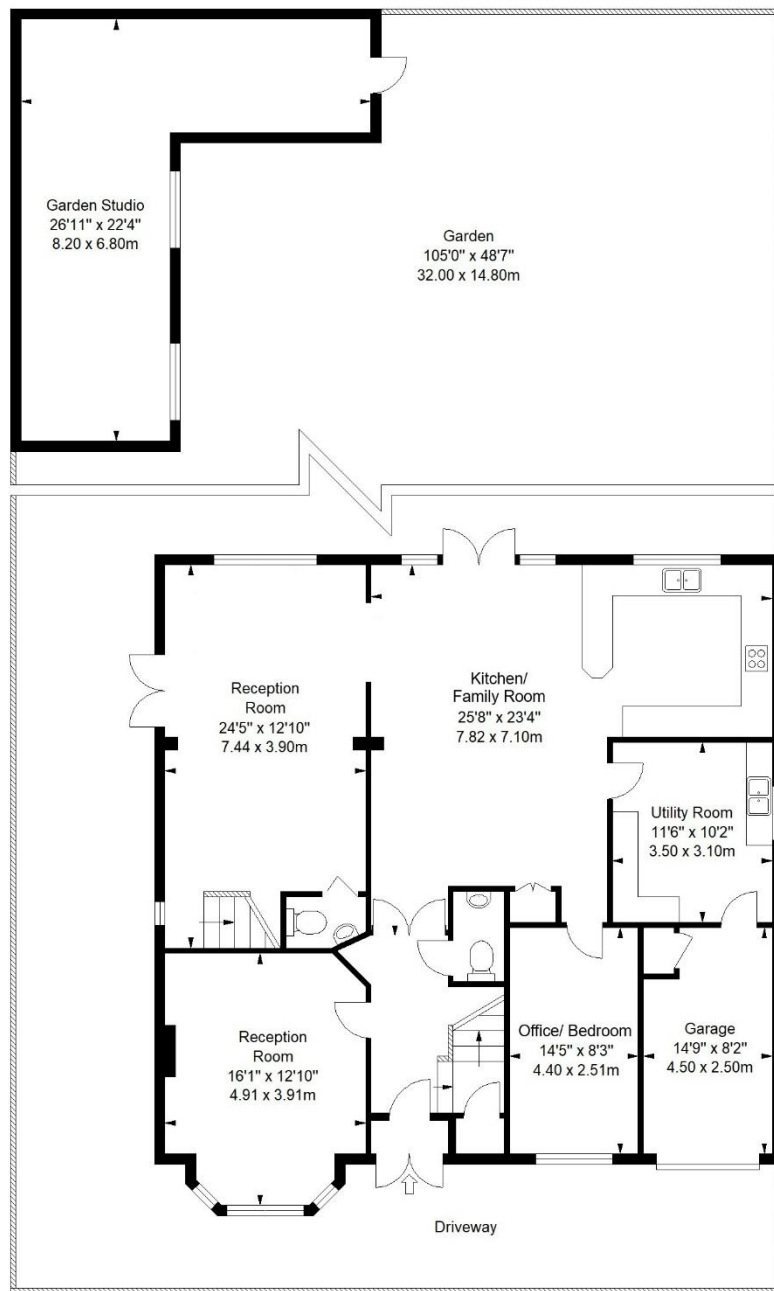




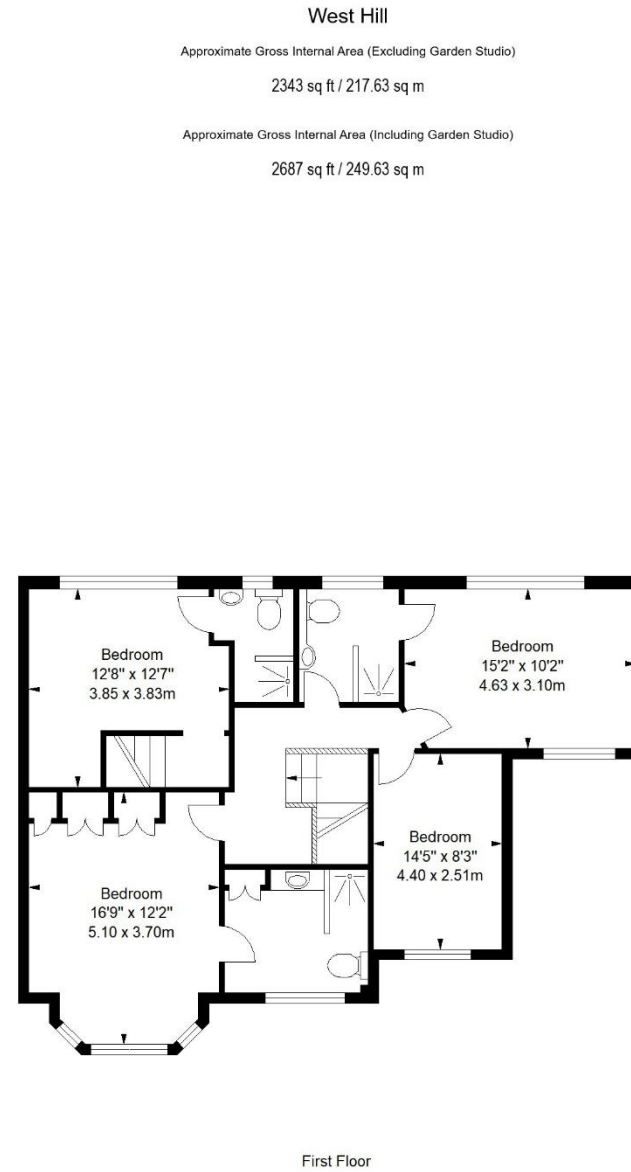








Ground Floor



First Floor

West Hill

Approximate Gross Internal Area (Excluding Garden Studio)

2343 sq ft / 217.63 sq m

Approximate Gross Internal Area (Including Garden Studio)

2687 sq ft / 249.63 sq m

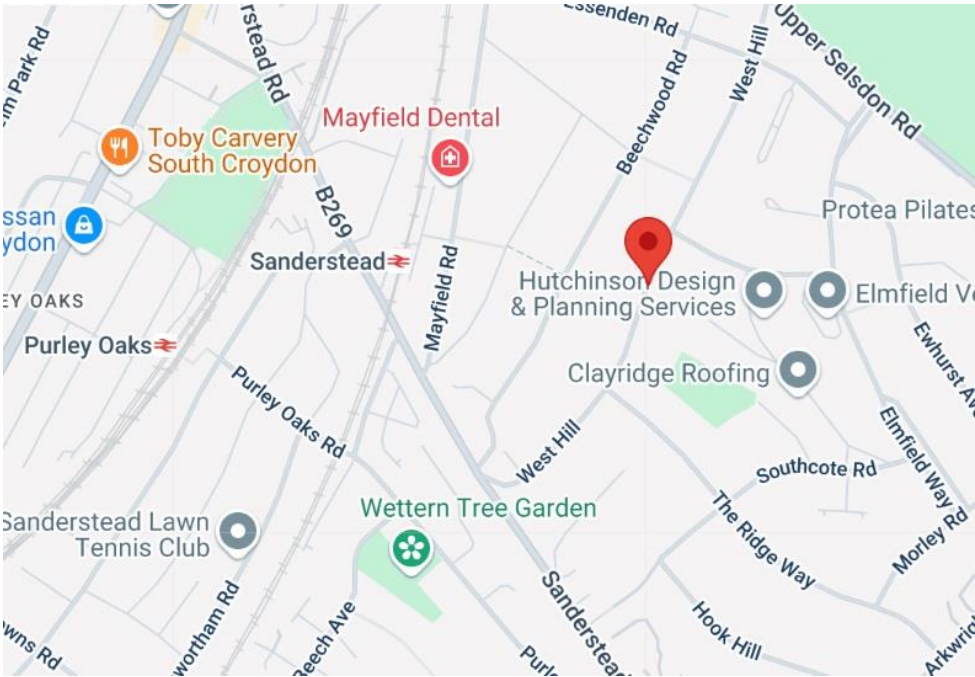
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ FIVE BEDROOM & THREE BATHROOM
- ❖ DETACHED FAMILY HOME
- ❖ 105' X 48' PRIVATE REAR GARDEN
- ❖ GARDEN STUDIO AND SECRET TREEHOUSE
- ❖ AMPLE OFF ROAD PARKING & INTEGRAL GARAGE
- ❖ WELL PRESENTED THROUGHOUT
- ❖ HIGHLY DESIRABLE TREE-LINED ROAD
- ❖ 0.2 MILES FROM SANDERSTEAD TRAIN STATION
- ❖ 0.4 MILES FROM PURLEY OAKS TRAIN STATION
- ❖ EPC EER C



A well-presented five-bedroom detached family home situated on one of Sanderstead's premier tree-lined residential roads, conveniently located only 0.2 miles from Sanderstead train station, 0.4 miles from Purley Oaks train station and moments away from the local village shops & an array of local amenities.

With over 2300sqft of floorspace, this spacious home offers a flexible accommodation to suit many needs. With a quality finish throughout, this home boasts ample off-road parking for up to 4 cars, there is side access, two banks of solar panels with battery storage and with a full-width extension to the rear there is an abundance of living space on offer.

Externally, the large westerly facing rear garden is well landscaped, offering a sizeable patio area, a large lawn, and to the rear there is a vegetable patch, a wildflower garden & the 26' garden studio (Ideal for those working from home or requiring an excellent workshop). Not to mention the secret treehouse.

The accommodation comprises four first floor double bedrooms, two en-suite bathrooms, a further bathroom with jack & jill access, a ground floor bedroom/home office, an integral garage with internal access through the large utility room, two downstairs WCs, a bay-fronted living room with feature fireplace, an additional 24' reception room with garden access and an exceptionally spacious kitchen/ family room with a stylish solid wood kitchen, granite work surfaces, a breakfast bar & direct access onto the garden patio.

Furthermore, this property is walking distance from both Croham Hurst Woods & Purley Beeches, it is nearby several popular golf courses and sits within a stone's throw from the highly regarded Ridgeway primary school.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		