



15a Sanderstead Hill, South Croydon

Offers In Excess of £775,000

ShineRocks
PROPERTY AGENTS

15a Sanderstead Hill

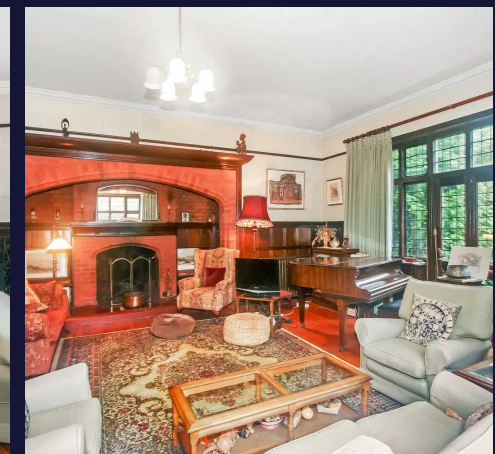
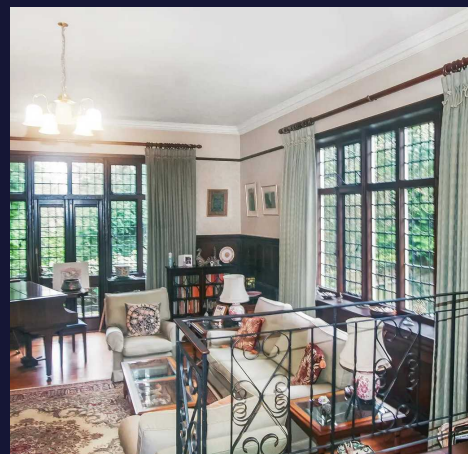
South Croydon, South Croydon

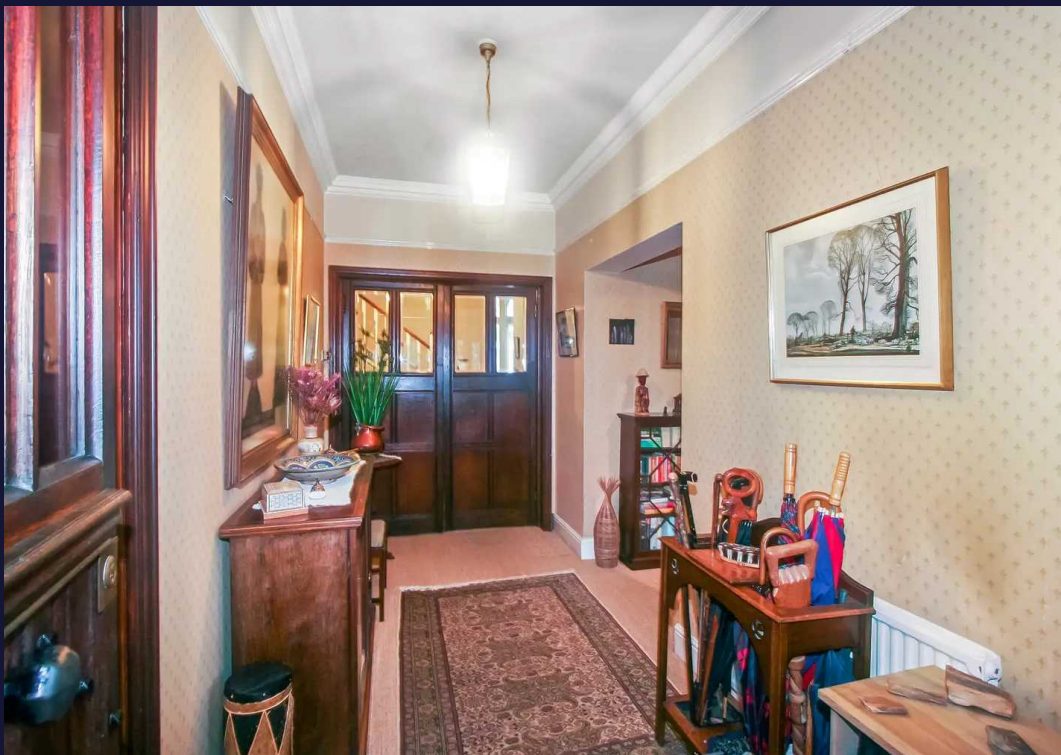
A hidden gem, the former London home of the Bishop of Llandaff, first time on the market in 56 years, this four double bedroom, two reception room wing of an Edwardian house circa 1904, offers approximately 2,470 sq ft of character living space, with high ceilings and an abundance of original features. The property offers small secluded front and side gardens, with detached garage and off street parking. Situated within easy reach of Sanderstead station and village shops. Enclosed porch. entrance hall, WC, double aspect dining room with open fireplace, large double aspect living room with inglenook style fireplace and double doors to rear garden (originally the billiard room), raised study area (originally the viewing platform for many important games), kitchen with door to rear garden, inner hall with stairs to first floor landing. Four double bedrooms, family bathroom, en suite shower room and separate WC (there is no central heating in the upstairs bedrooms). Front garden with single garage and driveway with off street parking for up to three cars. The main garden area is to the side of the property, mainly laid to lawn with steps leading to a small paved area at the rear.

Council Tax band: G

Tenure: Freehold

- FOUR DOUBLE BEDROOM WING OF A PERIOD HOUSE
- TWO BATH/SHOWER ROOMS
- TWO RECEPTION ROOMS
- APPROXIMATELY 2,470 SQ FT NOW REQUIRING UPDATING
- EPC - D





Approximate Gross Internal Area 2664 sq ft – 248 sq m
 Ground Floor Area 1301 sq ft – 121 sq m
 First Floor Area 1169 sq ft – 109 sq m
 Garage Area 194 sq ft – 18 sq m



First Floor



Garage

Ground Floor

ShineRocks Estate Agents

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For clarification purposes, we wish to inform prospective purchasers that these details have been prepared as a general guide only. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and generally to maximum dimensions and should not be relied upon for carpets or furnishings. Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows and room sizes are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should only be used as such.