



22 Sandilands, Croydon, CR0 5DA

Offers In Excess of £1,650,000 Freehold

ShineRocks
PROPERTY AGENTS

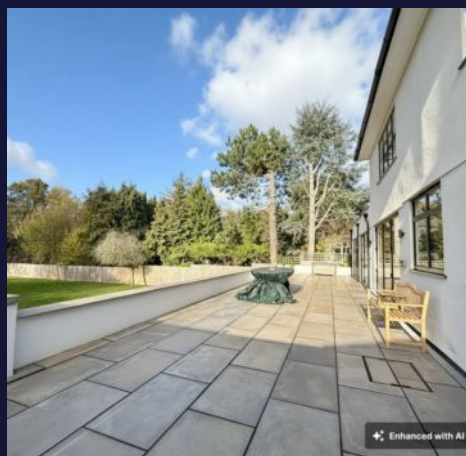
22 Sandilands

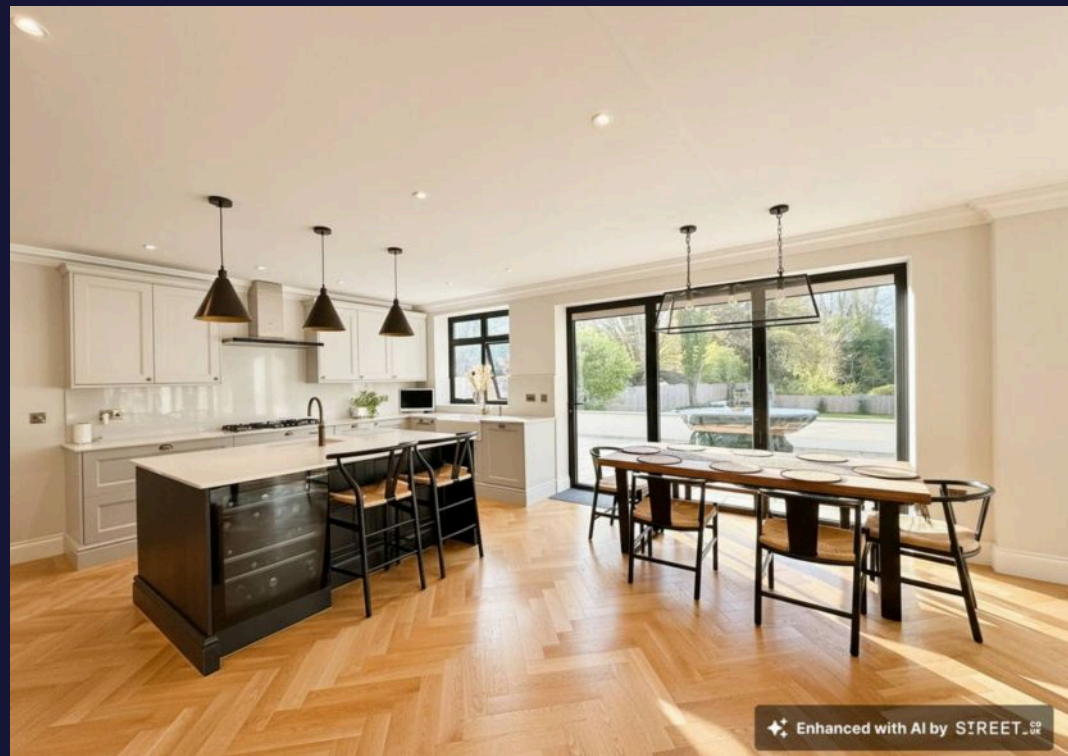
Croydon, CR0 5DA

A completely modernised and beautifully presented five/six bedroom, three bath/shower room, two/three reception room, detached family residence. Located in a premier road within the sought after Whitgift Foundation Estate, within walking distance of Sandilands tram stop and easy reach of East Croydon station, Lloyd park and Trinity school.

Panelled reception hall, cloakroom with separate WC, fully fitted kitchen/dining/family room with two roof lanterns and three sets of bi-fold doors to large paved rear terrace, large fully fitted utility room with doors to side access and garage storage, double aspect living room, library/study with bespoke fitted furniture and bay window overlooking front garden. Stairs to first floor, principal bedroom with en suite shower room and dressing room, guest bedroom with en suite shower room, three further double bedrooms with built in wardrobes, bedroom six/study. The property has been totally refurbished, with new roof, windows, engineered herring bone wood floors with underfloor heating to the ground floor, new kitchen with instant boiling water Quooker tap and large utility room, new bathrooms, fitted wardrobes, newly laid block paved driveway, newly laid rear terrace and large levelled West facing rear garden. Front garden with sweeping in & out block paved driveway.

- COMPLETELY MODERNISED SIX BEDROOM DETACHED FAMILY RESIDENCE
- THREE BATH/SHOWER ROOMS, TWO RECEPTION ROOMS + 46' OPEN PLAN KITCHEN/DINING/FAMILY ROOM OPENING TO FULL WIDTH PAVED TERRACE
- SWEEPING BLOCK PAVED IN & OUT DRIVEAWAY, LARGE LEVEL WEST FACING REAR GARDEN
- PREMIER WHITGIFT ESTATE ROAD WITHIN EASY REACH OF TRAM LINK, EAST CROYDON STATION, TRINITY SCHOOL & LLOYD PARK
- EPC RATING C - COUNCIL TAX BAND G





**Approximate Gross Internal Area 3157 sq ft - 293 sq m
(Including Garage)**

Ground Floor Area 1661 sq ft – 154 sq m

First Floor Area 1496 sq ft – 139 sq m



ShineRocks Estate Agents

ShineRocks Property Agents, 4 Russell Parade, Russell Hill Road - CR8 2LE

020 8660 2010

enquiries@shinerocks.co.uk

www.shinerocks.co.uk

ShineRocks
PROPERTY AGENTS

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.