



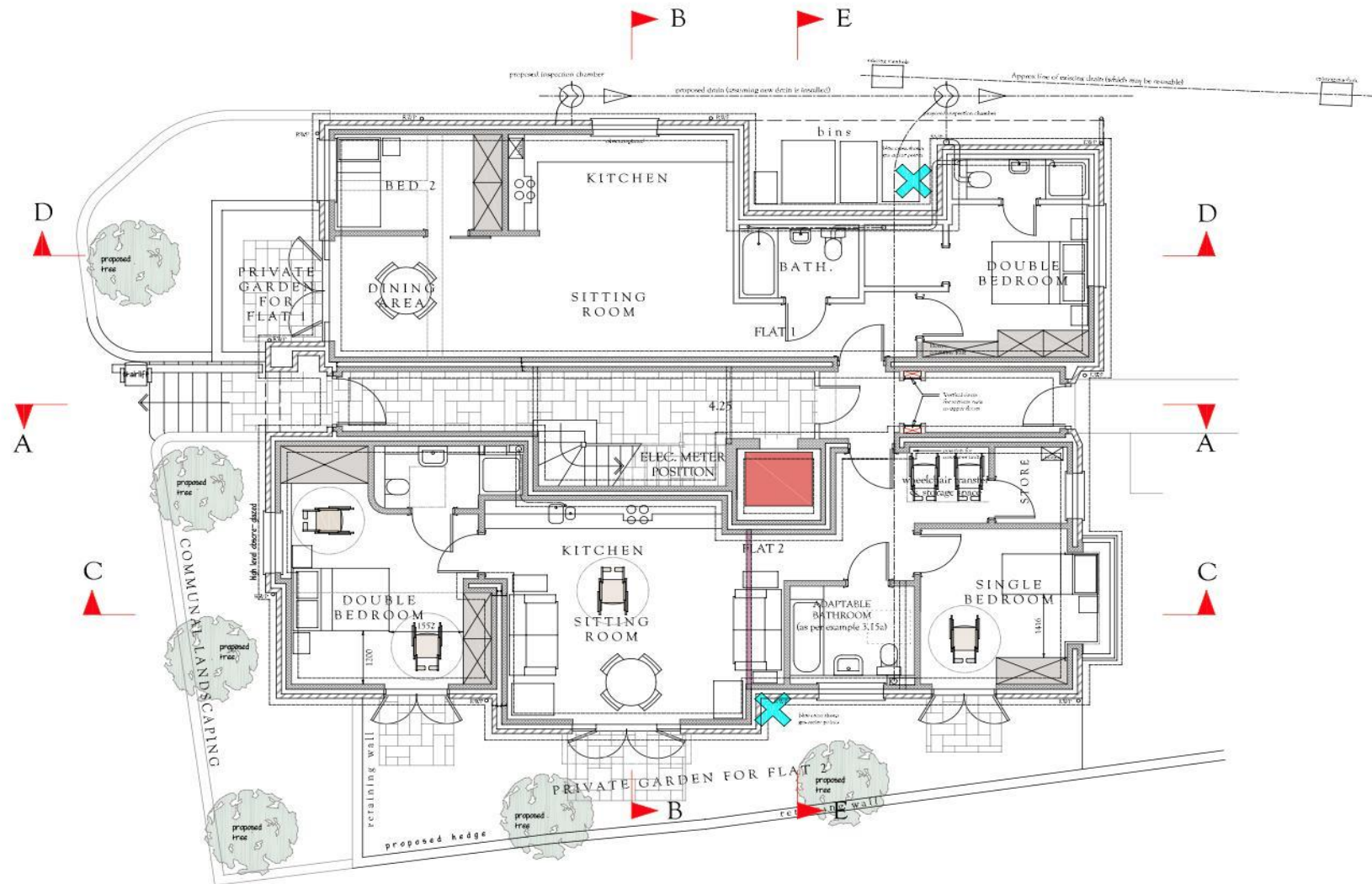

HENLEY HOMES

18 Brambledown Road | Sanderstead
Surrey | CR2 0BL |



COMING SOON MJH Developments and Henley Homes Estate Agent are excited to introduce Brambledown, a sophisticated collection of just seven luxury apartments, offering a choice of two- and three-bedroom layouts. Nestled in the serene and leafy suburb of Sanderstead, each apartment is designed to offer the utmost in comfort and style, featuring two stylish bathrooms and premium bespoke interiors. Expect integrated appliances, elegant stone worktops, timeless kitchens, and indulgent bathrooms. Brambledown is located on a peaceful residential road, ideally positioned for easy access to Sanderstead, Purley Oaks, and South Croydon train stations, all offering excellent connections to London. The surrounding area also boasts beautiful green spaces, including the tranquil Wettren Tree Garden and Croham Woods, perfect for outdoor relaxation.





GROUND FLOOR PLAN

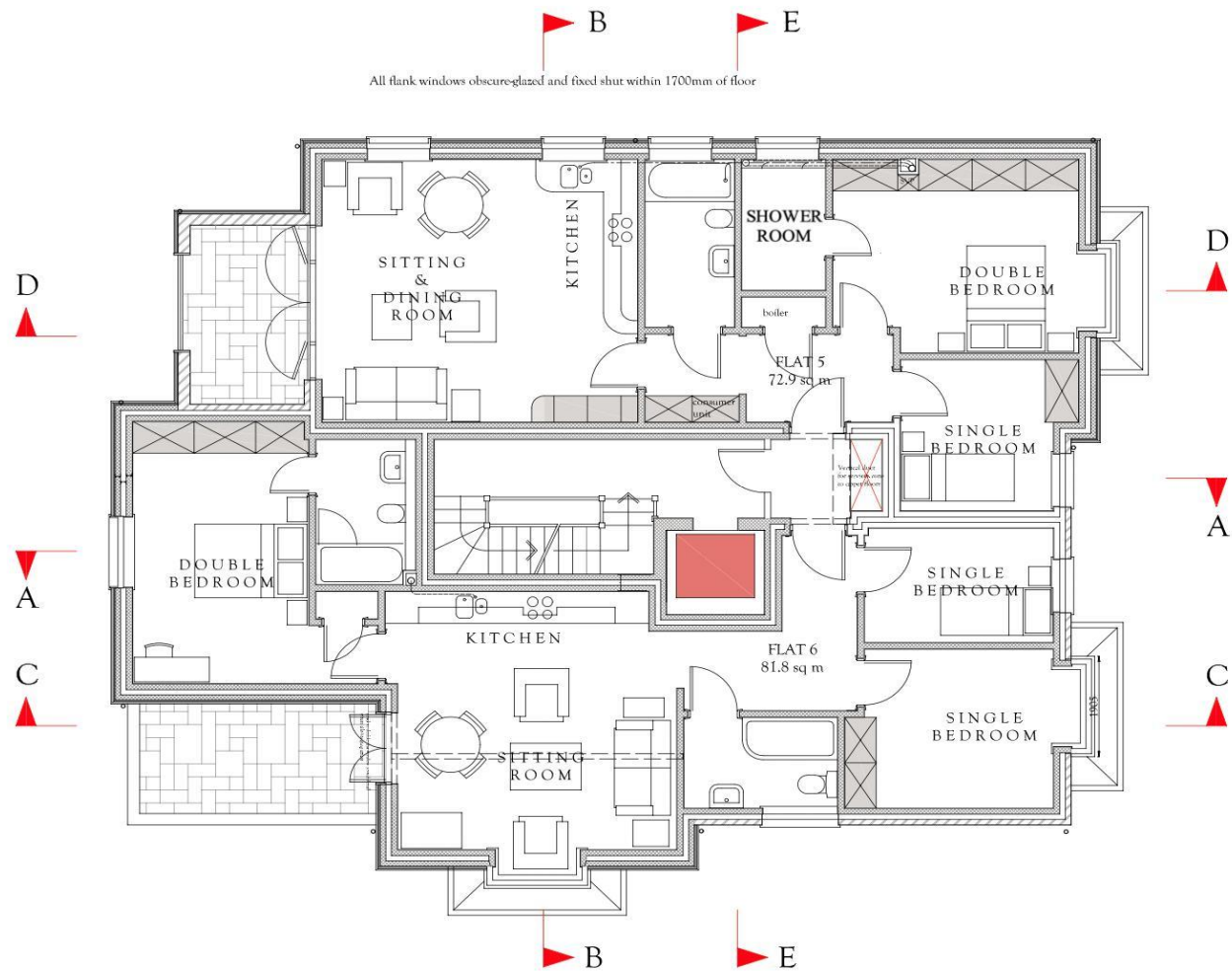
2 x 2-bed flats.



The floor plan illustrates a two-story residential building with the following details:

- Flat 3 (73.6 sq m):**
 - Sitting & Dining Room:** Features a round dining table and a sofa.
 - Kitchen:** Includes a sink, stove, and refrigerator.
 - Shower Room:** Contains a shower, toilet, and sink.
 - Double Bedroom:** Includes a double bed and wardrobe.
 - Single Bedroom:** Includes a single bed and wardrobe.
 - Boiler Room:** Located between Flat 3 and Flat 4.
 - Storage:** Includes a wardrobe in the sitting & dining room and a storage room.
- Flat 4 (82.3 sq m):**
 - Sitting Room:** Features a sofa and a round coffee table.
 - Kitchen:** Includes a sink, stove, and refrigerator.
 - Double Bedroom:** Includes a double bed and wardrobe.
 - Single Bedroom:** Includes a single bed and wardrobe.
 - Single Bedroom:** Includes a single bed and wardrobe.
 - Storage:** Includes a wardrobe in the sitting room and a storage room.
- Common Areas:**
 - Staircase:** Located in the center of the building.
 - Entrance:** Features a small porch and a door.
 - Wardrobes:** Located in the bedrooms and sitting & dining room.

one 2-bed and one 3-bed flats



SECOND FLOOR PLAN

one 2-bed and one 3-bed flats



LOCAL AREA

Sanderstead is located in the London Borough of Croydon. It is bordered by the towns of Purley, South Croydon and Warlingham. Sanderstead is fortunate to be known for its green spaces, including the Sanderstead Plantation and the Kings Wood. Sanderstead is also home to a number of historic buildings, such as the All Saints Church, which dates back to the 13th Century. Golf courses nearby include Croham Hurst Golf Club, The Addington and Purley Downs. There are a number of sports clubs such as Nuffield gym and LA Fitness. Sanderstead is also home of its own Cricket and Tennis clubs. With its mix of green spaces and its historic buildings, Sanderstead is a popular place to live for families and professional alike.

SURROUNDING AREA

Brambledown is conveniently situated within easy walking distance to Sanderstead train station offering services to London Bridge and London Victoria and within easy reach to both Purley Oaks and South Croydon stations. The area is also served by several bus routes, making it easy to travel to other parts of Croydon and beyond.

Sanderstead station is just 10 min walk which is around 0.3 miles

Purley Oaks is approximately half a mile away

South Croydon is around a mile

PLEASE NOTE

These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. All interior photos are from previous developments and are for illustration purposes only. They do not constitute a contract or part of a contract. All measurements are approximate. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



0203 873 2700

info@henleyhomes.agency | www.henleyhomes.agency