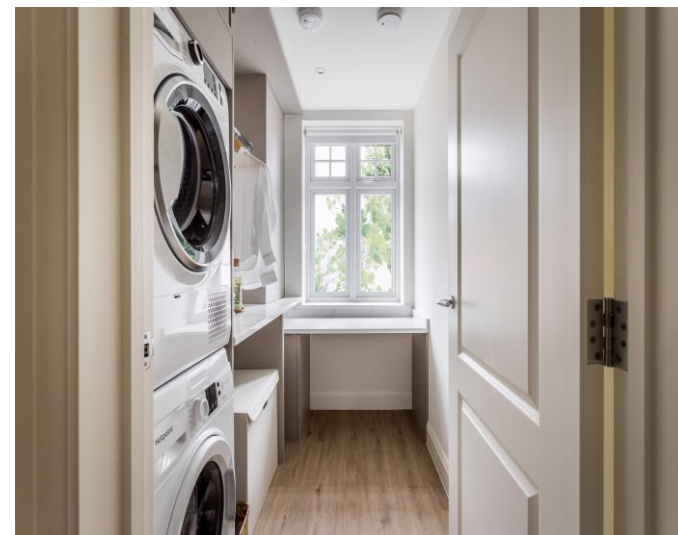





HENLEY HOMES

Flat 2 | 18 Brambledown Road
Sanderstead | Surrey CR2 0BL |



HENLEY HOMES ESTATE AGENT This stunning luxury two bedroom, two bathroom apartment on the sought after leafy Brambledown Road in Sanderstead offers the perfect blend of elegance and modern living. One of the bedrooms benefits from a stylish en-suite, while the spacious open plan kitchen and dining area creates a light filled hub ideal for both entertaining and everyday living. The property further boasts a separate utility room, providing convenience and additional storage space. Bathed in natural sunlight throughout the day, the apartment is fitted with high-end finishes and luxury appliances, ensuring both comfort and sophistication in every detail. Brambledown Road 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.

Hall 9' 2" x 7' 1" (2.79m x 2.16m)
Underfloor heating, strip LVT flooring.

Kitchen / Sitting Room 18' 8" x 15' 9" (5.69m x 4.80m)
Side aspect, patio doors leading onto private outdoor space, high quality kitchen units with soft door closures, integrated bosch appliances; fridge/freezer, integrated electric oven and microwave oven integrated dishwasher, induction hob and extractor fan, strip LVT flooring, Calcutta gold quartz worktops, underfloor heating.

Utility room 8' 1" x 5' 3" (2.46m x 1.60m)
Front aspect, space for washing machine and tumble dryer, hanging rail, LVT flooring, underfloor heating.





Bedroom 1 17' 3" x 13' 6" (5.25m x 4.11m)

Double aspect, patio doors leading onto private patio area, fitted wardrobes and drawers, strip LVT flooring, underfloor heating.

En-suite 9' 4" x 4' 6" (2.84m x 1.37m)

Part tiled ceramic walls, high quality sanitary fittings and taps, heated towel rail, wall hung wash hand basin on vanity unit, low level WC, shower unit with wall mounted rainwater showerhead and separate hand held shower attachment, underfloor heating, porcelain tiled flooring.



Bedroom 2 12' 6" x 11' 3" (3.81m x 3.43m)

Double aspect, side access doors leading onto patio, fitted wardrobes, large bay window, underfloor heating, strip LVT flooring.

Bathroom 8' 5" x 6' 6" (2.56m x 1.98m)

Side aspect, underfloor heating, high quality sanitary and taps fittings, part tiled ceramic walls, heated towel rail, wall hung wash hand basin on vanity unit, low level WC, tiled panelled bath with shower screen, wall mounted taps and separate hand held shower attachment, porcelain tiled flooring.



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

Brompton House 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.

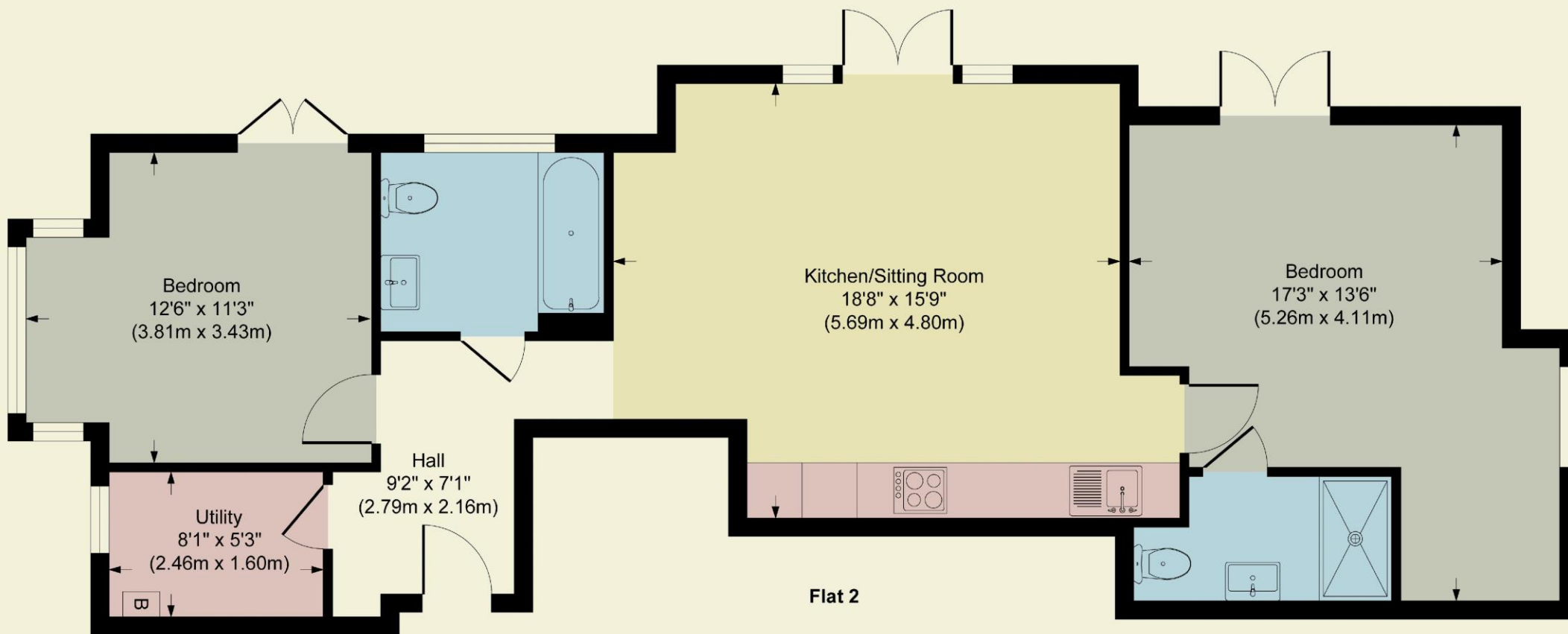
Sanderstead station is approximately a 5 minute walk which is around 0.3 miles

Purley Oaks is approximately half a mile away

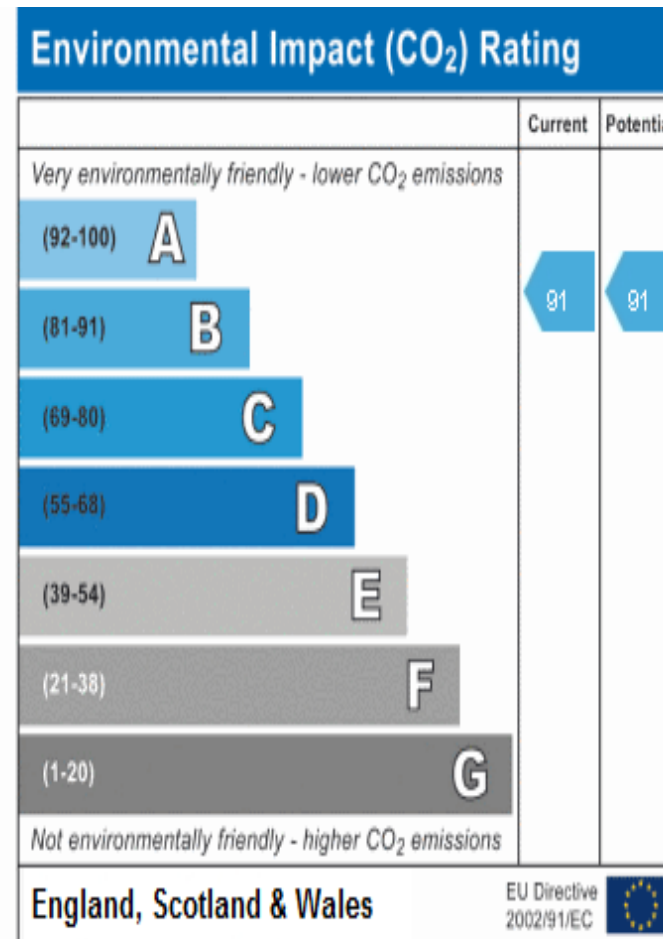
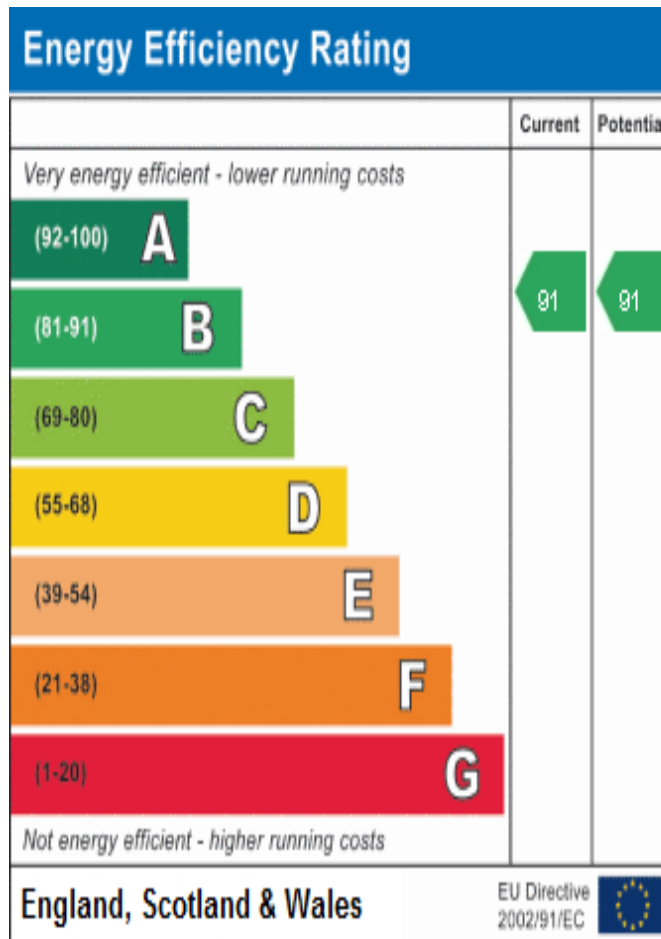
South Croydon is around a mile

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.



Approximate Gross Internal Area = 76.08 sq. m / 819 sq. ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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