
HENLEY HOMES

Flat 4 | 18 Brambledown Road
Sanderstead | Surrey CR2 0BL |



HENLEY HOMES ESTATE AGENT A stunning three-bedroom, two-bathroom first floor luxury apartment located on the sought-after Brambledown Road in Sanderstead. Set within an exclusive development of just seven flats, this contemporary home offers a high specification throughout, featuring underfloor heating, integrated appliances, and stylish modern finishes. The spacious open-plan living area opens onto a private terrace perfect for relaxing or entertaining. The principal bedroom benefits from a sleek en-suite bathroom, while the additional bedrooms are well-proportioned and versatile. Conveniently situated close to local amenities, excellent schools, and transport links, this exceptional apartment combines comfort, convenience, and contemporary living in a desirable location.

Hall 10' 5" x 4' 3" (3.17m x 1.29m)
Strip LVT flooring, underfloor heating.

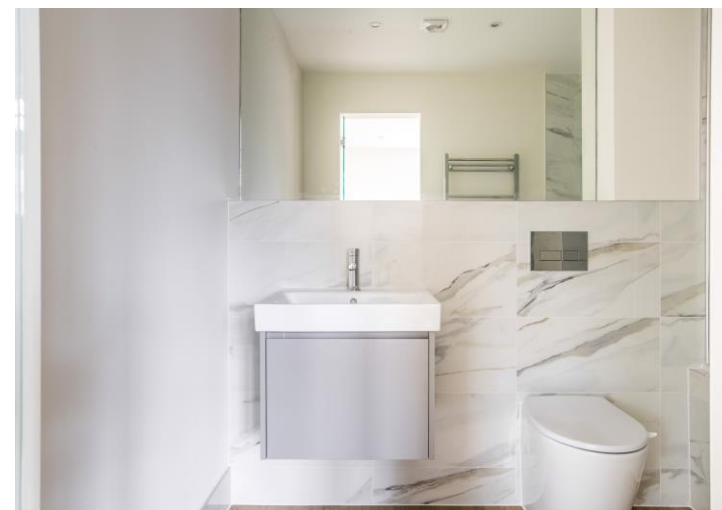
Kitchen / Sitting Room 19' 0" x 16' 3" (5.79m x 4.95m)
Side aspect, large bay window, slider door leading onto terrace, high quality kitchen units with soft door closures, integrated bosch appliances; fridge/freezer, integrated electric oven and microwave oven integrated dishwasher, washer/dryer, induction hob and extractor fan, strip LVT flooring, Calcutta gold quartz worktops, underfloor heating.





Bedroom 1 16' 2" x 14' 3" (4.92m x 4.34m)
Rear aspect, strip LVT flooring, underfloor heating.

En-suite 8' 10" x 5' 9" (2.69m x 1.75m)
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.



Bedroom 2 15' 2" x 9' 8" (4.62m x 2.94m)

Front aspect, large bay window, strip LVT flooring, underfloor heating.

Bathroom 8' 9" x 5' 3" (2.66m x 1.60m)

Side aspect, 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 3 10' 10" x 7' 2" (3.30m x 2.18m)

Front aspect, strip LVT flooring, underfloor heating.

Terrace 14' 0" x 7' 1" (4.26m x 2.16m)

Double aspect, outdoor power and lighting.



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.

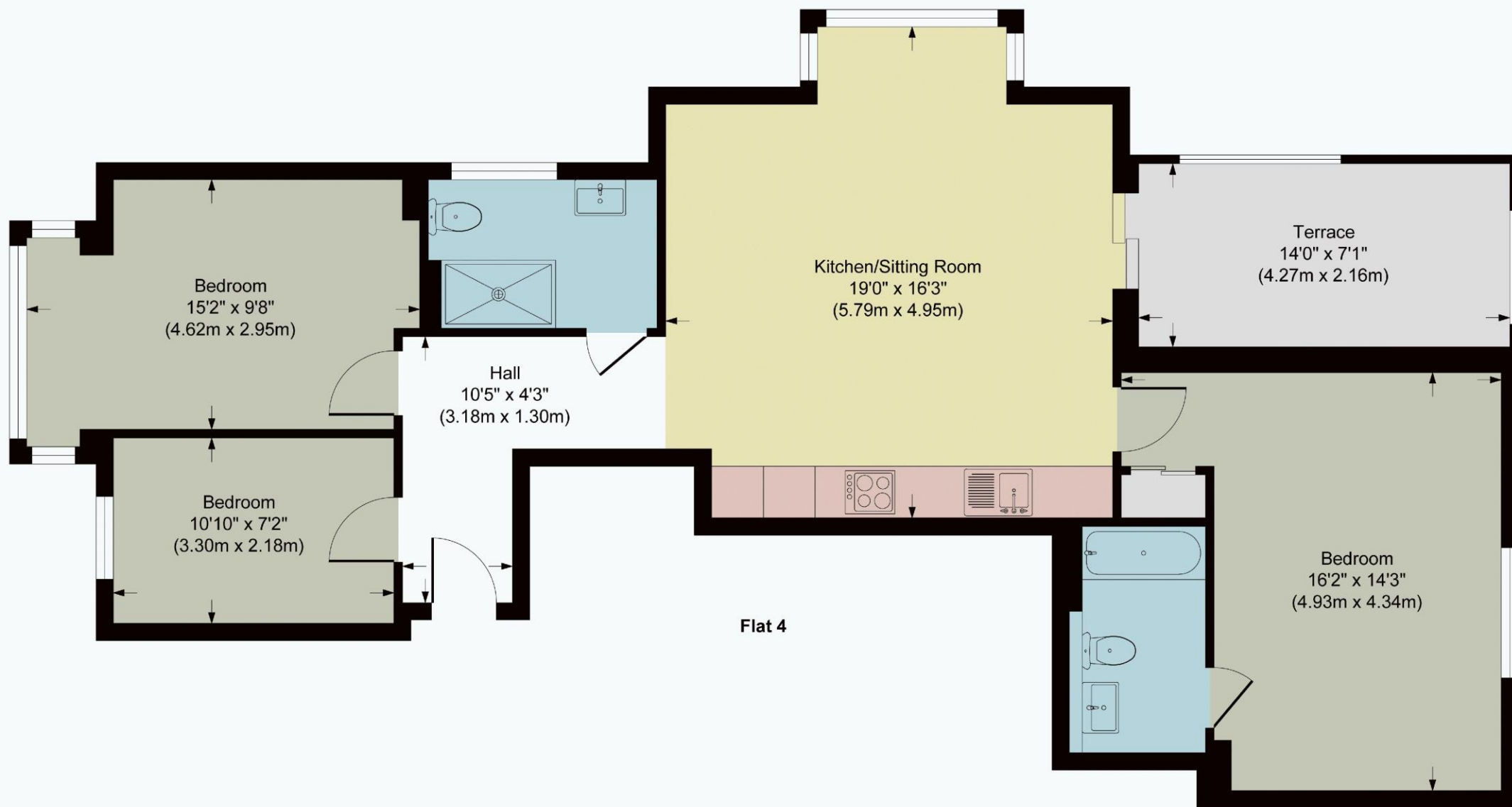
Sanderstead station is approximately a 5 minute walk which is around 0.3 miles

Purley Oaks is approximately half a mile away

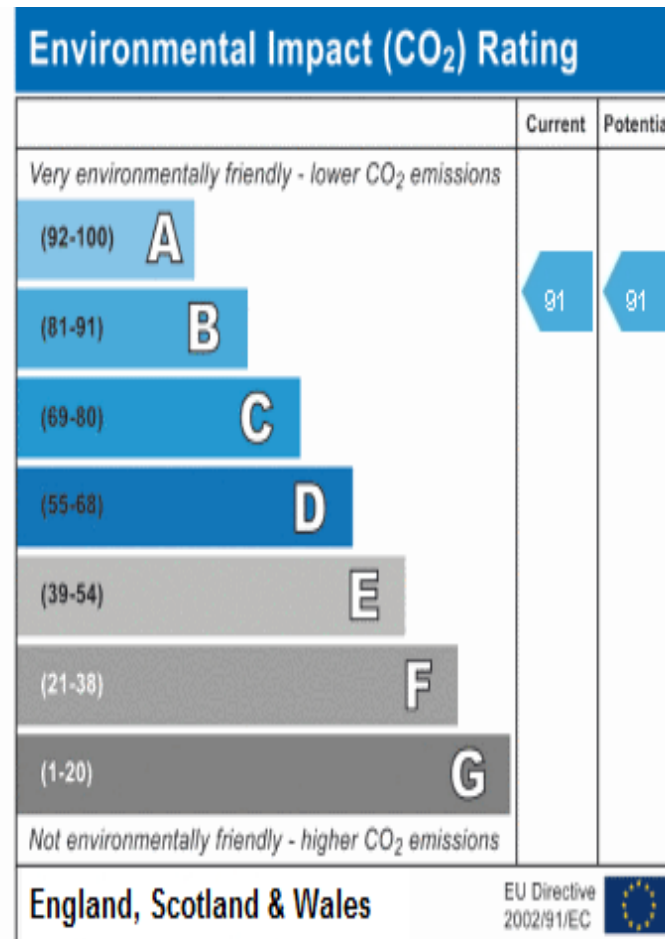
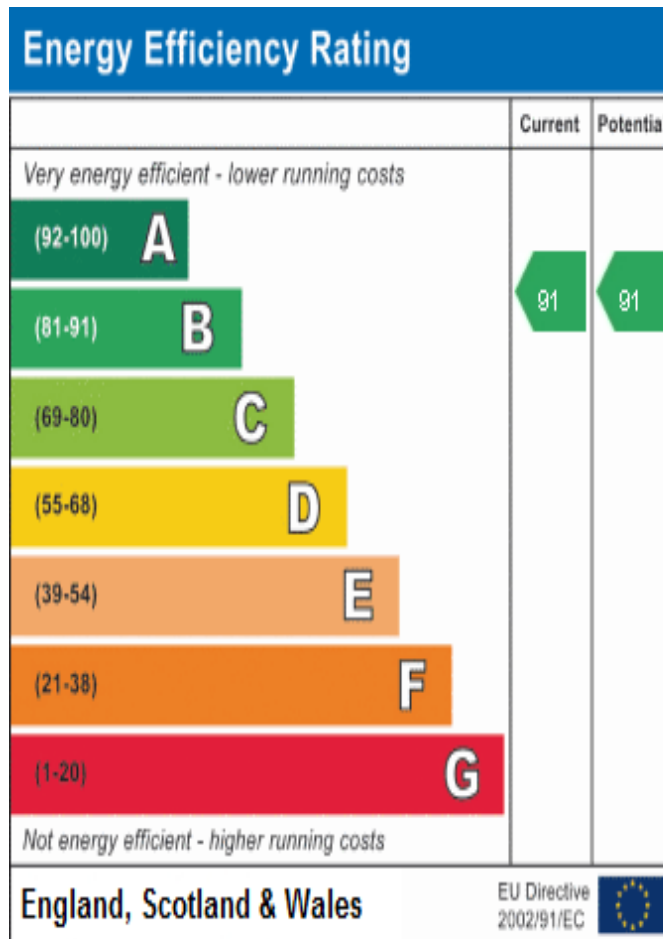
South Croydon is around a mile

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 = 83.05 sq. m / 894 sq. ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. 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.



HENLEY HOMES

0203 873 2700

info@henleyhomes.agency | www.henleyhomes.agency