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MARRIOTT VERNON
ESTATE AGENTS



35 Rectory Park, Sanderstead, CR2 9JR

Guide price £650,000



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35 Rectory Park

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Marriott Vernon are delighted to offer to the market this substantial four bedroom detached family home with garage, off street parking, 120ft private garden to rear and no onward chain. Ideally situated in a sought after residential location close to local amenities and excellent schools, the property offers bright and spacious accommodation now requiring a programme of modernisation throughout. Features include two separate reception rooms, first floor bathroom with separate WC, and gas central heating.

Accommodation comprises entrance hall with stairs rising to the first floor and access to WC, leading into two generous reception rooms with front and rear views respectively. The separate kitchen comprises an older style range of wall and base units with work surfaces incorporating inset sink unit and further space for appliances. To the first floor, there are four well proportioned bedrooms, bathroom and adjacent separate WC.

The property is enviably located in close proximity of Sanderstead village, whilst within easy access of good local bus routes providing an easy connection into Croydon and Purley town centres. Sanderstead village offer a variety of shops, cafes, restaurants and local amenities including a large Waitrose and the open space of Sanderstead recreation ground. The local area is well served by excellent local schools including Atwood Primary, Gresham Primary, Ridgeway Primary, Riddlesdown Collegiate and Warlingham School. Riddlesdown Common is also close-by as well as leisure facilities including Purley Down Golf Club and Purley Bury Tennis Club. Croydon and Purley town centres are also just a short bus or car ride away for a wider variety of shops, bars, restaurants and leisure facilities.

Viewings are highly recommended.

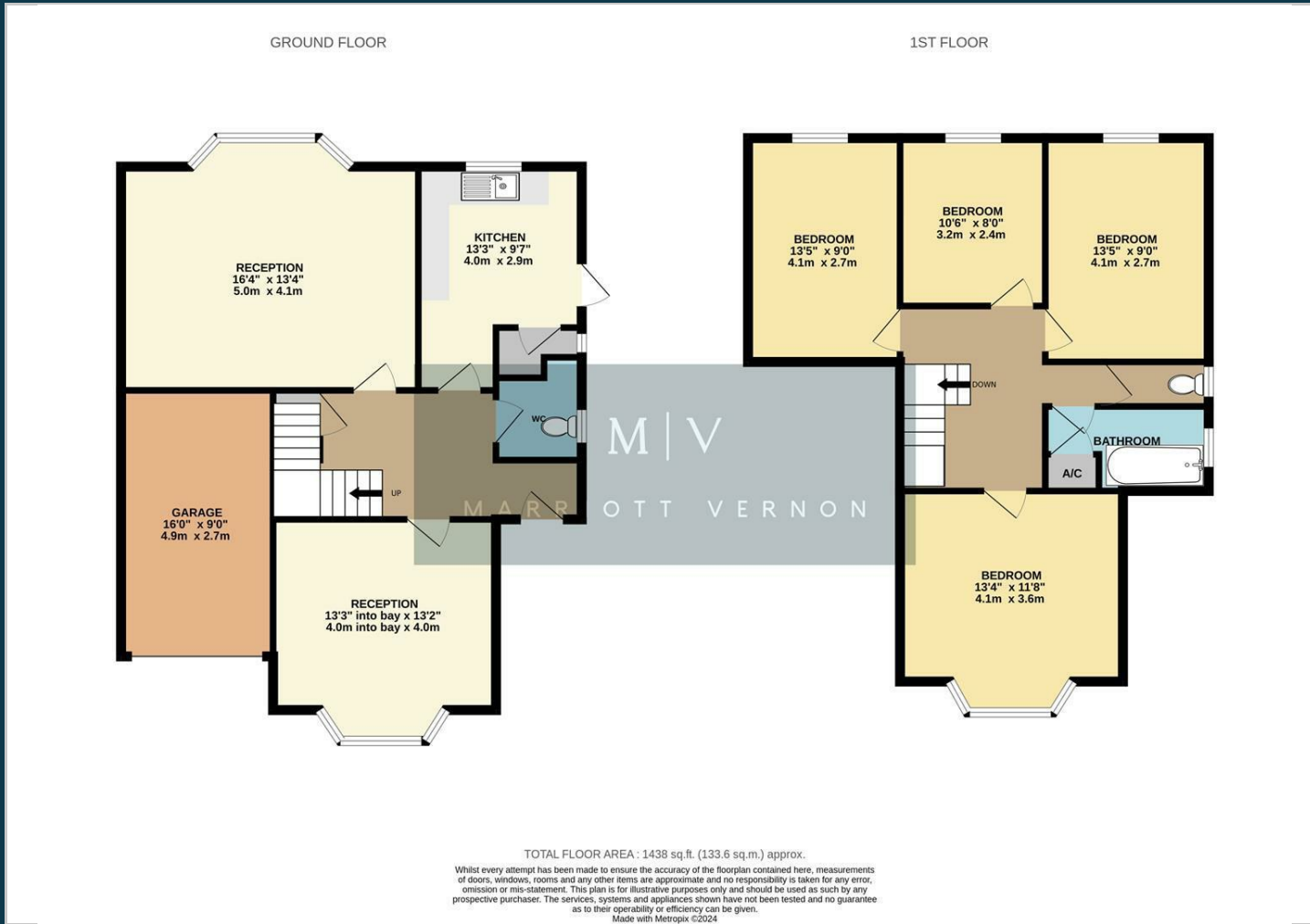




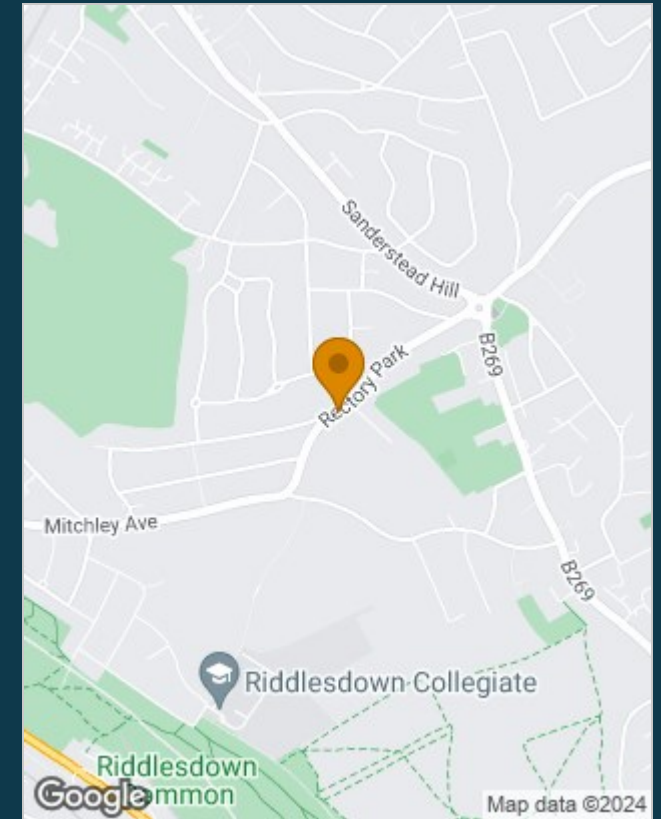


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Floor Plans



Location Map



Viewing

Please contact our Marriott Vernon Estate Agents Office on 0208 657 7778 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Ewhurst Avenue, South Croydon, CR2 ODL
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	