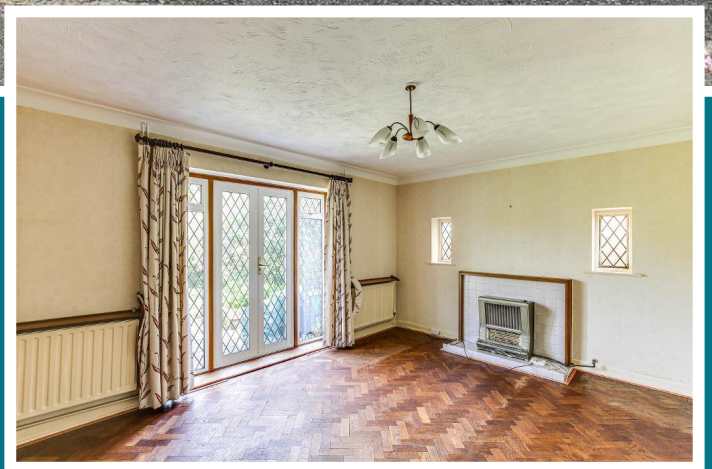


4 Bedroom Detached

Ewhurst Avenue, Sanderstead, CR2 0DG

£850,000



- 4 BEDROOM DETACHED
- UTILITY ROOM
- DRIVEWAY & GARAGE
- SOUGHT AFTER ROAD
- SCOPE TO EXTEND STPP
- 2 RECEPTION ROOMS
- DOWNSTAIRS WC
- LARGE REAR GARDEN
- CLOSE TO SCHOOLS & AMENITIES
- NO ONWARD CHAIN



4 Bedroom Detached

£850,000

Ewhurst Avenue, Sanderstead, CR2 0DG

CHAIN FREE
SCOPE TO EXTEND STPP

Hannah James Estates are delighted to present to market this beautiful appointed and rarely available spacious 4 bedroom detached family home, situated on one of Sanderstead's premier tree lined roads.

The accommodation downstairs comprises of a large reception hall, two generous size reception rooms, both rooms benefiting from original parquet flooring, The reception room to the rear of the property has doors leading out to the rear garden. The kitchen has base and wall units and ample room for appliances, the kitchen also offers access to the utility room. From the utility room you have access to the patio area in the rear garden. Furthermore, From the entrance hall there is also access to the integral garage and a separate WC.

To the first floor there are 4 good sized bedrooms and a family bathroom with bath, WC and basin and separate shower. From the landing you have access to the loft.

The property also benefits from a driveway that offers off street parking for several cars there is also a garage with access from inside the property. The rear garden is mainly laid to lawn with a range of mature trees and shrubs, there is also a patio area which can be enjoyed in the summer months.

Location

The property is located in a highly sought after road and a short walk to the well regarded 'Ridgeway Primary School & Nursery' as well as being within approx 10 minutes walk of Sanderstead Station.

The property is a 2 minute walk away from Elmfield way parade of shops which includes Post office, pharmacy, dry cleaners, vets, butchers, hairdressers, and convenience store.

The 412 bus stop is located only a 5 minute walk away on Upper Selsdon Road, with frequent buses running to Croydon town centre, via South Croydon train station, and the popular Selsdon village in the other direction. On Upper Selsdon Road there is access to the ancient Croham Hurst Woods and bronze age settlement at its highest point and which are visible from the house at ground level and from the first floor and from the rear garden. The woods adjoin the Croham Hurst Golf Club. The woods are popular with joggers and dog walkers.

Sanderstead station and Purley Oaks station which offer direct services to London Bridge and London Victoria with an impressive commute time of 20 minutes are less than a mile away and can be reached via a series of public footpaths planned when the area was built to make the journey times short. From Sanderstead & Purley Oaks stations, East Croydon is one stop away with transfers to London Gatwick (20 min) and the coast (50 mins).

Sanderstead village provides a range of shops that include, pharmacy, Post Office, Costa Coffee, barbers, dry cleaners, opticians, and a Waitrose supermarket and a Cricket club and an ancient 140 acre bluebell wood known as Kings Wood. The open space of Sanderstead Recreation Ground comprises of a car park, swing park, coffee shop and a central pavilion currently being used as a nursery.

The house is within easy reach of a variety of well known private schools too including Whitgift and Croydon High for girls (a short bus ride away), Royal Russell for girls and boys on Shirley Hills near where the beautiful Heathfield Gardens can be found.

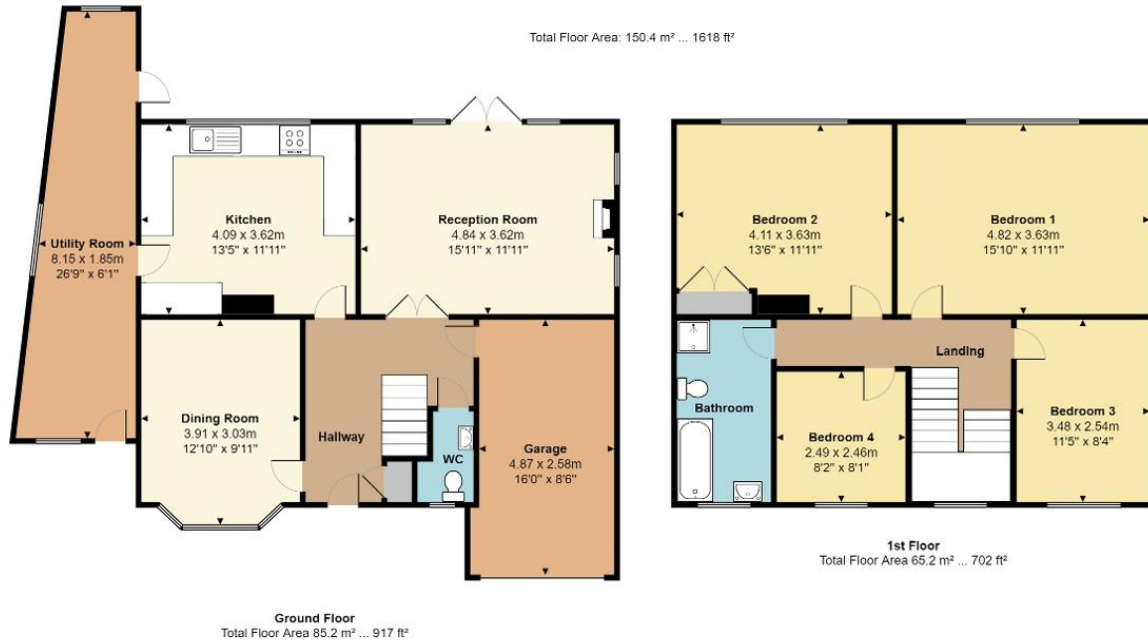




Floorplan(s)

Ewhurst Avenue, Sanderstead, CR2

Total Floor Area: 150.4 m² ... 1618 ft²



Measurements are approximate, not to scale and for illustrative purposes only.
www.essentialpropertymarketing.com

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Consumer note: These details should not be relied on for accuracy or completeness and do not form part of any agreement. No appliances or warranties are to be tested or examined by us. A prospective buyer should rely entirely on their own conveyancer to enquire as to the title and ownership and any questions they may have about local consents or questions about the area and the sale contract must prevail. Hannah James Estates is regulated by the PRS No. 4386 and is a trading name of Manchesters Solicitors which is Authorised and Regulated by the SRA under SRA No. 58391.