

4 Bedroom Detached

Church Way, Sanderstead, South Croydon, CR2 0JQ

Guide Price

£800,000



- Detached property
- 3 reception rooms
- Two bathrooms
- Close to schools & amenities
- Solar panels that provide an income
- 4 Bedrooms
- Conservatory
- Driveway & Garage
- Sought after location
- No onward chain



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Hannah James Estates are pleased to present this beautifully presented four bedroom detached family home with three reception rooms, conservatory, two bathrooms and which benefits from Solar panels.

Situated in a highly sought-after tree-lined road within easy reach of Sanderstead Village. Catchment area for very good primary schools and a nursery school close by.

At the front of the house a double -glazed porch leads to the spacious welcoming entrance hall with under stairs storage. The downstairs second bathroom comprises a large shower, wash-basin and WC,

The kitchen has been extended to create a bright and spacious kitchen diner with access to the rear garden. There is also a good size separate dining room.

The full-length sitting room has a double-glazed window to the front aspect, a feature fireplace and access to the large conservatory with patio doors to the rear garden. The conservatory has made-to-measure Venetian blinds, the roof blinds being operated by remote control.

On the first floor there are four double bedrooms, all with fitted wardrobes, and a recently refitted family bathroom comprising a bath with overhead shower, wash-basin with cupboard storage below and low-level WC.

The galleried landing gives access to the loft with floor and roof fully boarded.

All rooms have an abundance of power points.

Full central heating is provided by a gas boiler, which with the water tanks, is situated in the garage.

Solar panels have been added, which produce a good income.

At the front of the property an in-and-out block-paved driveway provides off street parking for multiple vehicles and leads to the attached garage which has access to the rear garden.

The beautiful South-facing garden has been professionally landscaped with paved and lawned areas surrounded by well-stocked flower beds and a water feature.

Location

Sanderstead, at a height of 500 feet and on the edge of the Surrey Hills, is renowned for its open spaces and community spirit. There are many clubs and groups within walking distance, such as cricket, Scouts, Girl Guides and Sanderstead Library.

The village provides a range of shops that include a pharmacy, optician, dry cleaners, coffee shops and a Waitrose supermarket.

The open space of Sanderstead Recreation Ground contains a children's playground and a small cafe.

Elmfield Way shopping parade is half a mile down the road from Church Way and has easy parking. There is a newsagent with Post Office, pharmacy, butcher, grocer, dry cleaner, hair dresser and vet.

The two stations, Sanderstead and Purley Oaks, are within walking distance and provide fast services to London Victoria and London Bridge with an impressive commute time of 20 minutes.



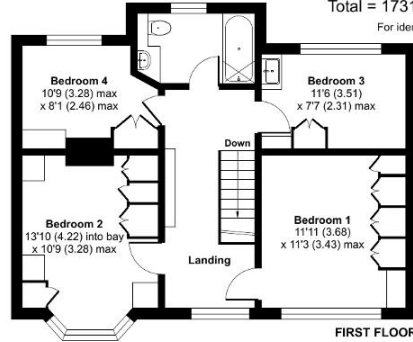




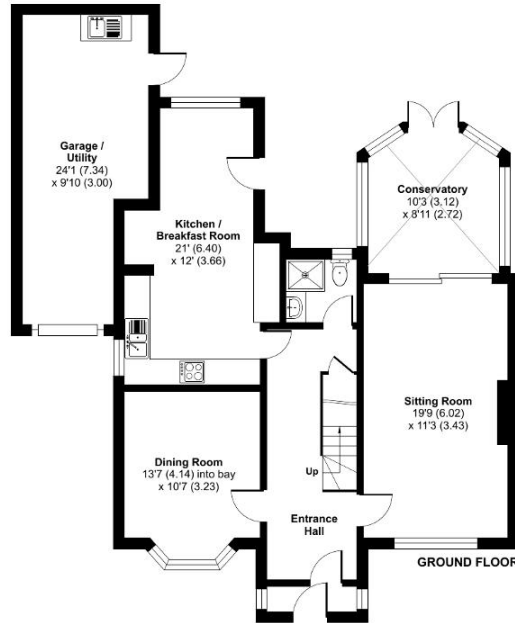
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Approximate Area = 1514 sq ft / 140.7 sq m
 Garage = 217 sq ft / 20.1 sq m
 Total = 1731 sq ft / 160.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hannah James Estates. REF: 1028494

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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