

5 Bedroom Detached

Mitchley View, Sanderstead, CR2 9HQ

£800,000



- Detached bungalow
- Two floors; 2 bathrooms
- South facing garden
- In and out driveway & garage
- Private cul de sac location
- 5 Bedrooms, 3 of which are doubles
- Office & Utility space in lean-to
- Close to Schools & transport links
- Short level walk to amenities
- Potential for rent-a-room (No advice)



5 Bedroom Detached

£800,000

Mitchley View, Sanderstead, CR2 9HQ

Hannah James Estates are delighted to welcome to the market a rarely available five bedroom detached chalet bungalow, with flexible accommodation, situated in a desirable private road within a level walking distance to Sanderstead Village which offers many shops and amenities. The road is also being replaced and resurfaced in April 2024.

The home would suit a young family with Atwood primary, Gresham primary and Riddlesdown Secondary school all being a short walk away. The property could also benefit a retired couple or those with accessibility needs due to the property being on a level plot, versatile living layout and provides the ability to live on the ground floor level or if a buyer requires live in carers or a family member to live with them.

Well-presented throughout this adaptable property is very well laid out and offers spacious accommodation with many benefits. The ground floor consists of a through lounge/diner, office, fitted kitchen with base and wall units and ample room for appliances, lean to offering utility space, two bedrooms with the master bedroom boasting of a dressing room, family bathroom, and separate WC. To the first floor there are 3 further bedrooms, and a family shower room. From bedroom 4 you have access to the partly boarded and insulated loft with lighting with potential for storage.

Externally to the front of the property there is an off and on driveway offering off street parking for several cars leading to a garage with an electric door. A delightful south facing garden stocked with beautiful, shrubs, and plants. The garden boasts of a patio, BBQ area, two sheds with power and lighting in both & a Greenhouse.

Location

The location would be ideal for families looking to be within the catchment area of Atwood Primary school, Gresham primary school, and Riddlesdown Collegiate. Riddlesdown collegiate has an outstanding Ofsted rating and is within walking distance.

Sanderstead village itself has a wide variety of shops including popular restaurants, a Post Office, a Costa Coffee, dry cleaners, barbers, hairdressers, opticians, and a Waitrose supermarket, Sanderstead recreation ground, The Gruffy and village pond, together with tennis, cricket, bowls and golf clubs all nearby.

The area qualifies for the London Freedom Pass so the ease of getting to the station makes that all the better. The 403 and 412 bus stops are a short walk away, with frequent buses running to Warlingham, Purley, Selsdon, and Croydon town centre.

Sanderstead and Purley Oaks train stations offer direct services to London Bridge and London Victoria with an impressive commute time of 20 minutes. From Sanderstead & Purley Oaks stations, East Croydon is one stop away with transfers to London Gatwick and the coast.







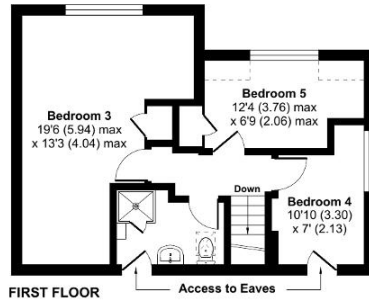
Floorplan(s)



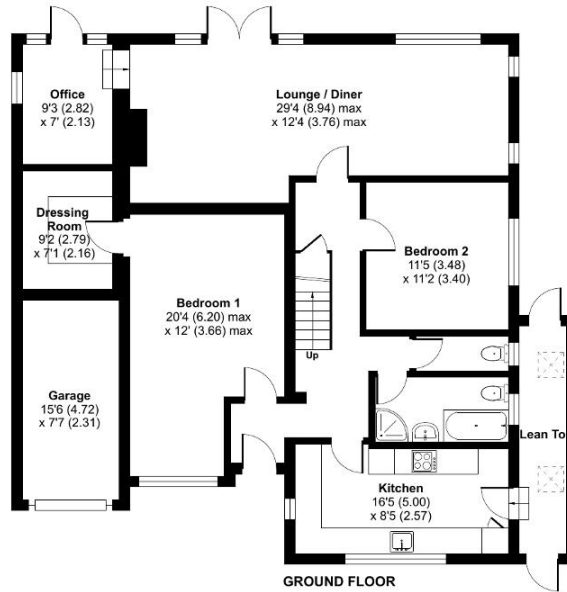
Mitchley View, South Croydon, CR2

Approximate Area = 1702 sq ft / 158.1 sq m (excludes Lean To)
 Limited Use Area(s) = 11 sq ft / 1 sq m
 Garage = 116 sq ft / 10.7 sq m
 Total = 1829 sq ft / 169.9 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hannah James Estates. REF: 1092612

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	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.