

4 Bedroom Detached

Shaw Crescent, Sanderstead, CR2 9JB

£880,000



- Detached property
- Downstairs shower room
- Office
- Sought after road
- Transport links
- 4 Bedrooms
- Dining room
- Large lounge
- Close to schools & amenities
- Driveway & Garage



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Hannah James Estates are delighted to offer to the market this exceptional rarely available four bedroom, two bathroom detached family home situated on a much sought after tree lined residential road in Sanderstead.

This spacious home offers flexible and versatile living to include large welcoming entrance hall, downstairs shower room, fitted kitchen with a range of wall and base units with space for appliances, and ample space for dining table and chairs which enjoys views over the beautiful rear garden via the patio doors. Bright and spacious reception room with access to the rear garden via a further set of patio door which makes this a superb space to host for family & friends. From the living room you have access to both the dining room to the rear of the property and the office to the front of the property.

The first floor accommodation is equally as impressive with four double bedrooms, and family bathroom. The property is complimented by the well maintained rear garden with two patio areas, large level lawn area and detached garage, all secluded by mature shrubs and trees making it a great space to spend time with the family during the summer months.

To the front of the property there is off street parking for several cars leading to a detached garage in the rear garden.

Council tax band G

Location

Shaw Crescent is one of Sanderstead's most desirable roads within a short level walk of Sanderstead Village. Sanderstead is renowned for its open spaces and community spirit. The area has wonderful outside recreational spaces with renowned golf courses, tennis courts, and cricket clubs.

The village is only a short level walk away which provides a range of shops that include Costa Coffee, salon, barbers, dry cleaners, opticians, pharmacy and a Waitrose Supermarket.

The open space of Sanderstead Recreation Ground comprises of a swing park, Netball Courts, and a central pavilion currently being used as a nursery. Waitrose, Sainsbury's, Tesco's and Aldi are all close by. There is also a good range of both state and independent schools including Riddlesdown Secondary school, Croydon High, Whitgift Boarding school, and Royal Russell school. Furthermore Gresham Primary, Sanderstead Park Nursery, Atwood Primary Academy and Ridgeway Primary & Nursery are all a short walk away.

Situated within easy reach of open countryside at Riddlesdown Common. Riddlesdown, Sanderstead & Purley Oaks train stations are all within walking distance, with frequent direct services to London Bridge and London Victoria with an impressive commute time of 20 minutes. East Croydon is just a few stops away with transfers to London Gatwick and the coast. Additionally, the 412 and 403 bus routes are close to hand serving neighbouring towns.







Floorplan(s)

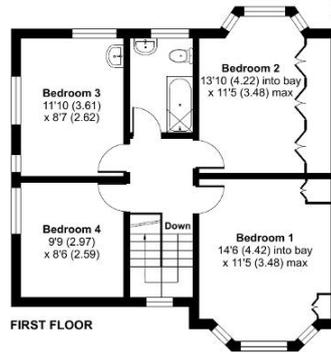
Shaw Crescent, South Croydon, CR2

Approximate Area = 1510 sq ft / 140.3 sq m

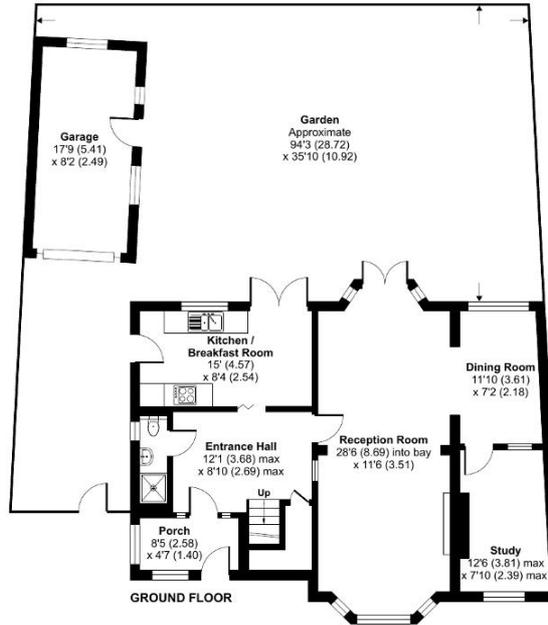
Garage = 145 sq ft / 13.4 sq m

Total = 1655 sq ft / 153.7 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 2024. Produced for Hannah James Estates. REF: 1106362

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

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