

## 4 Bedroom Detached

Tindale Close, Sanderstead, CR2 0RT

Offers Over

£650,000



- 4 Bedrooms
- Driveway for four cars & double garage
- Downstairs WC & Office
- Walking distance to two train stations
- Scope to extend STPP

- Master bedroom with ensuite shower room
- Two reception rooms
- Private sunny garden
- Close to amenities & schools
- Council Tax Band F





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Hannah James Estates are proud to present this well presented four bedroom, double fronted, detached family home. Located at the end of a quiet cul-de-sac in Sanderstead, just a short walk to both Sanderstead & Purley Oaks Stations. The property offers scope to extend, subject to planning permission (STPP).

The ground floor comprises of a well-presented L-shaped lounge and dining room with dividing doors which provides a fantastic space for dining and entertaining for friends & family. From the lounge and dining room there are two sets of sliding doors with views over the sunny rear garden which allows an abundance of natural light in. To the front of the property there is further reception room, which is currently used as an office, downstairs WC, and the fully fitted kitchen with side access to the property and the double garage.

The first floor continues to impress with 4 bedrooms, the master bedroom is complimented by a en-suite shower room. From the landing you have access to the family bathroom, loft and airing cupboard and 3 further bedrooms, two of which are double and the 4th bedroom being a large single.

Externally to the rear the property boasts a wonderfully well maintained and private garden which is mainly laid to lawn. There is a good size patio area which is a great space to enjoy during the summer months. Externally to the front is the large driveway which offers off-street parking for four cars and leads to the large double garage.

The double garage offers significant space for storage or additional parking for cars and benefits from direct access to the rear garden

Boiler has been regularly serviced.

## Location

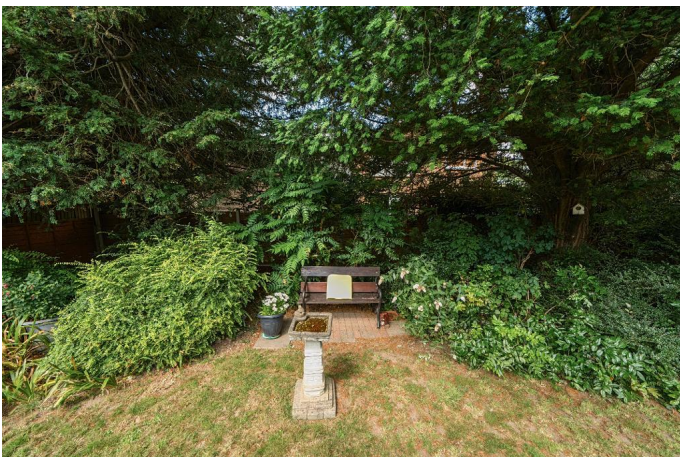
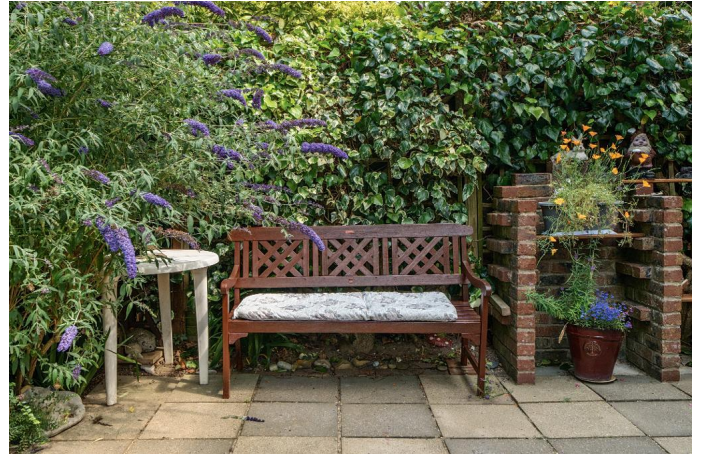
Tindale Close is set within a desirable cul de sac off Purley Downs Road and backs onto Purley Beaches woods with tennis courts and close by Wettren Tree Gardens. The property is superbly located within easy access to the 359 bus route, Purley Oaks, Sanderstead and Purley stations, offering direct services to London Victoria & London Bridge (approximately 20 minutes) and connections at East Croydon to various other London stations, including London Bridge, Blackfriars, City Thameslink, Farringdon, and St. Pancras International. The M25 motorway (Junction 6) is just 7 miles away and provides access to Gatwick Airport, and the south coast.

Sanderstead is renowned for its open spaces and community spirit. The area has wonderful outside recreational spaces with renowned golf courses such as Purley Downs Golf Course which is a short walk away, tennis courts, and cricket clubs. The village provides a range of shops that include Costa Coffee, hairdressers, barbers, dry cleaners, opticians, pharmacy, and a Waitrose Supermarket.

The open space of Sanderstead Recreation Ground comprises of a swing park and a central pavilion currently being used as a nursery. Waitrose, Sainsbury's, Tesco 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 close by.







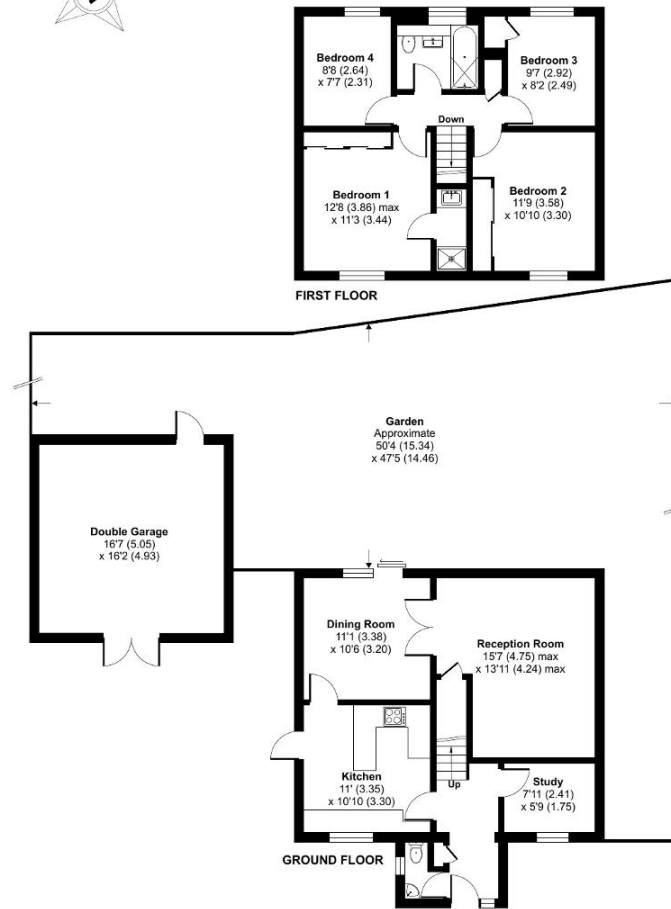




**Tindale Close, South Croydon, CR2**

Approximate Area = 1182 sq ft / 109.8 sq m  
 Garage = 267 sq ft / 24.8 sq m  
 Total = 1449 sq ft / 134.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2024. Produced for Hannah James Estates. REF: 1163166

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	66   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.