

3 Bedroom Semi-Detached

Ellesmere Drive, Sanderstead, CR2 9EH

£525,000



- ** No Chain **
- Detached Garage
- Excellent location
- Close to schools & amenities

- Conservatory
- Scope to extend STPP
- Transport Links



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SCOPE TO EXTEND STPP

Hannah James Estates are delighted to welcome to the market this 3 bed semi-detached property. Situated in a sought after road within a flat and level walk of Hamsey Green parade and would be ideal for families looking to be within the catchment area for local primary & secondary schools.

The ground floor benefits from two separate reception rooms. The generous sized dining room leads to a bright and airy conservatory with double doors leading out to a level secluded rear garden which has been well-maintained and stocked beautifully with plants and shrubs.

The galley kitchen with fitted cupboards also enjoys direct access to the rear garden. The boiler located in the kitchen requires replacement.

On the first floor are three good size bedrooms, two of which are doubles. From the landing you also have access to the family bathroom.

The property also benefits from a detached garage accessed through gates to the side of the property. There is a driveway which offers off street parking and ample unrestricted on-street parking too.

Location

Located in a popular residential road close within flat walking distance to local shops and the bus services.

Adding to the appeal of this property are the numerous amenities on offer including the frequent 403 bus route linking Warlingham, Sanderstead and Croydon, excellent reputable schools for all ages including Warlingham, Riddlesdown Collegiate, Gresham and Atwood, local shops including Sainsbury's, Waitrose and Costa, mainline railway stations serving central London including Upper Warlingham, Caterham, Whyteleafe and Whyteleafe South whilst at Godstone is the M25 junction 6 which provides access to both Gatwick Airport and the south coast.

A short walk away is the 403 bus stop that goes to central Croydon via Sanderstead & Purley Oaks train stations in approximately 7 minutes. Both providing frequent and direct services to central London (Victoria and London Bridge). East Croydon is just a few stops away with transfers to London Gatwick and the coast. Upper Warlingham train station is also a short drive.

Many local beautiful walks can be found in Riddlesdown Common and Kings Wood along with open spaces including Sanderstead and Whyteleafe Recreation grounds

This property is within the Borough of Croydon so benefits from being within the Freedom Pass zone.





Floorplan(s)

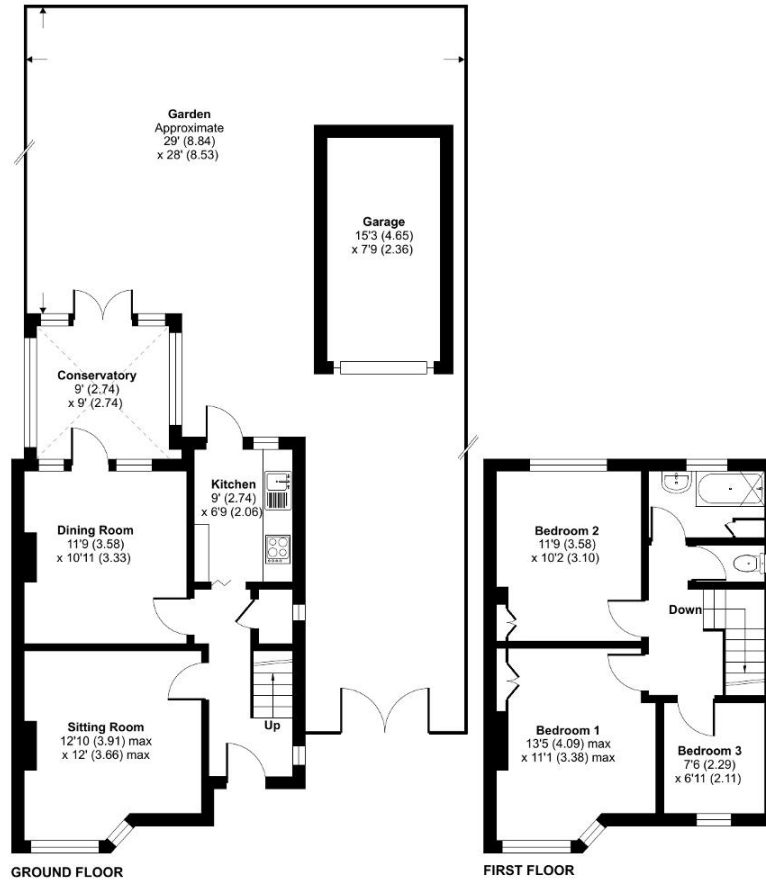
Ellesmere Drive, South Croydon, CR2

Approximate Area = 950 sq ft / 88.2 sq m

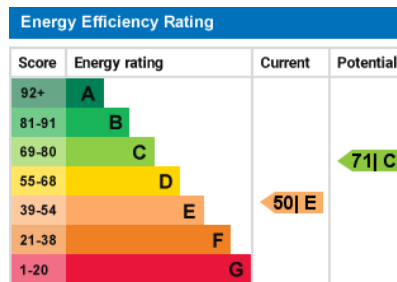
Garage = 116 sq ft / 10.7 sq m

Total = 1066 sq ft / 98.9 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). © nichecom 2024. Produced for Hannah James Estates. REF: 1187966



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