

4 Bedroom Detached

Hill Barn, Sanderstead, CR2 0RU

£650,000



- 4 Bedroom detached
- Downstairs WC
- Private garden
- Cul-de-sac location
- Transport Links
- Master bedroom with ensuite bathroom
- Large lounge
- Driveway & Garage
- Close to schools & amenities
- Sold with no onward chain



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£650,000

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Hannah James Estates are proud to present this spacious and well presented 4-bedroom detached property which offers 4 generously sized bedrooms and master en-suite bathroom. The property is perfectly located in a tranquil cul-de-sac just off Purley Downs Road and being sold with no onward chain.

As you step into this beautiful home, you will find the welcoming reception hall and downstairs WC. The ground floor comprises of a larger than average lounge with sliding doors to the rear garden, fully equipped kitchen with a range of eye and base level units. The property further benefits from a Worcester Bosch boiler which was installed in recent years. The ground floor is completed by internal access to the integral garage with electric door.

The first floor continues to impress with 4 good sized bedrooms one of which is complemented by the en-suite bathroom, and the family bathroom. From the landing you have access to the loft which is partly boarded.

Externally to the rear the property boasts a wonderful paved private garden with mature shrubs & bushes offering little to no maintenance. Furthermore, on the back of a property is an electric awning offering shade in the summer months when needed. A small garden shed is located at the side of the property.

To the front of the property, you'll find ample parking space on the driveway, access to the integral garage, and convenient side access to both sides of the property.

Location

Hill Barn 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, coffee shop 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.

Please visit our web page for more information on the area:
HannahJamesEstates.com/about-sanderstead

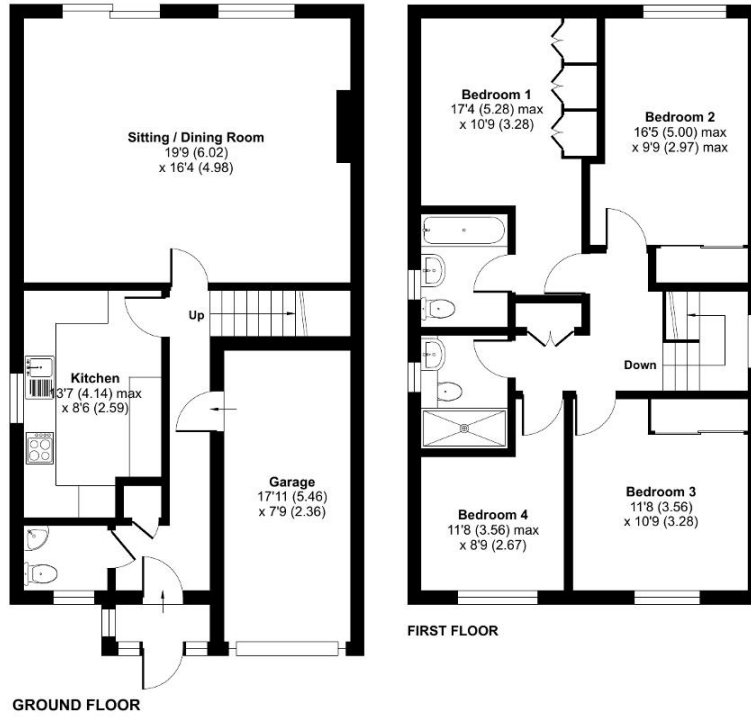






Hill Barn, South Croydon, CR2

Approximate Area = 1308 sq ft / 121.5 sq m
 Garage = 141 sq ft / 13 sq m
 Total = 1449 sq ft / 134.5 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). © richcom 2023. Produced for Park & Bailey. REF: 1039815

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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