

5 Bedroom Detached

Glebe Hyrst, Sanderstead, CR2 9JE

£1,150,000



- COMPLETE CHAIN
- Five Bedrooms
- Two reception rooms
- In & Out Driveway & Large garage
- Prime Location
- Council Tax Band: G
- Detached property
- Modern Kitchen/Breakfast Room
- Large rear garden
- Paquet flooring
- EPC Rating D



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COMPLETE CHAIN.

Hannah James Estates are proud to present this most attractive 5 bed detached family home positioned in the sought after and tree lined road of Glebe Hyrst, within walking distance of the desirable Sanderstead Village.

On entering the property via the storm porch, a welcoming entrance hall awaits with wooden parquet flooring. The accommodation extends to over 2000 square feet & is immaculately presented. Arranged over three floors, the ground floor comprises of 2 reception rooms, downstairs WC and modern Kitchen/diner. The wonderful bright lounge with parquet flooring and access to the rear garden makes this a wonderful space in the summer months. The open fire transforms the room in the winter months, a perfect place for unwinding & relaxing of an evening.

To the front of the property, you will find the large dining room which features include large window and fireplace. That space is perfect for hosting large gatherings or intimate family meals. The natural light makes it feel so airy and bright. The kitchen/breakfast room boasts sleek, modern design and high-quality finishes. Integrated appliances and ample storage space to maximise functionality. A central island provides a casual dining area and enhances the room's flow. Granite countertops add a touch of elegance and durability. Double doors allow natural light to fill the space, creating a bright and inviting atmosphere.

The staircase with a large stained-glass window is a focal point of this home and leads you to the first floor. The first floor of the property features four double bedrooms, the master being is an impressive 16'2 x 12'11 with extensive built-in wardrobes in addition to. The Family bathroom is finished to high standard and provides a separate shower for a quick refresh or the large bathtub to help you unwind of an evening. A further staircase which leads you to the second floor works seamlessly with the rest of the home and where you will find the fifth bedroom with Velux windows and views towards the garden.

The beautiful rear garden has a variety of mature trees, shrubs & flowering borders & is a particular noteworthy feature of the property. Ideally positioned with other neighbouring properties the garden boasts an abundance of privacy & sunlight. Perfect for BBQs & alfresco dining. There is also an additional summer house which has previously been used as a home office and comes complete with power & outside lighting. The large in and our driveway offers off street parking for several cars and

leads to the large garage.

See Owner's View, below too.

Location

Glebe Hyrst 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 provides a range of shops that include Costa Coffee, salon, barbers, dry cleaners, opticians, pharmacy and a Waitrose Supermarket.

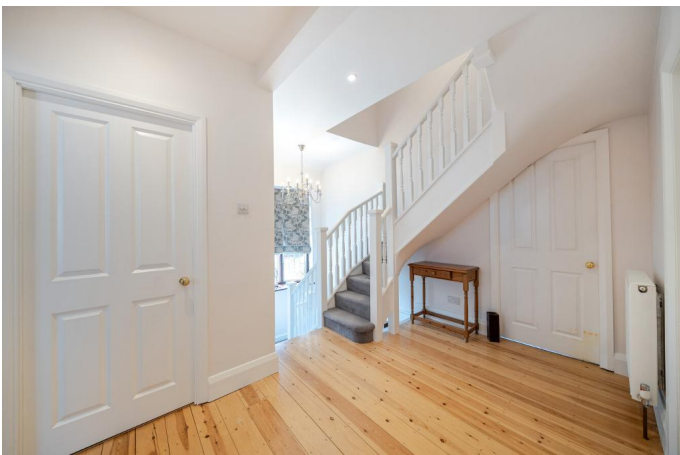
Waitrose, Sainsbury's, Tescos and Aldi are all close by. There is also a good range of both state and independent schools including Riddlesdown Secondary school, Croydon High, Whitgift Boarding school, and Royal Russell school. Furthermore, Gresham Primary, Sanderstead Park Nursery, Atwood Primary Academy and Ridgeway Primary & Nursery are all close by.

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.

Owner's View

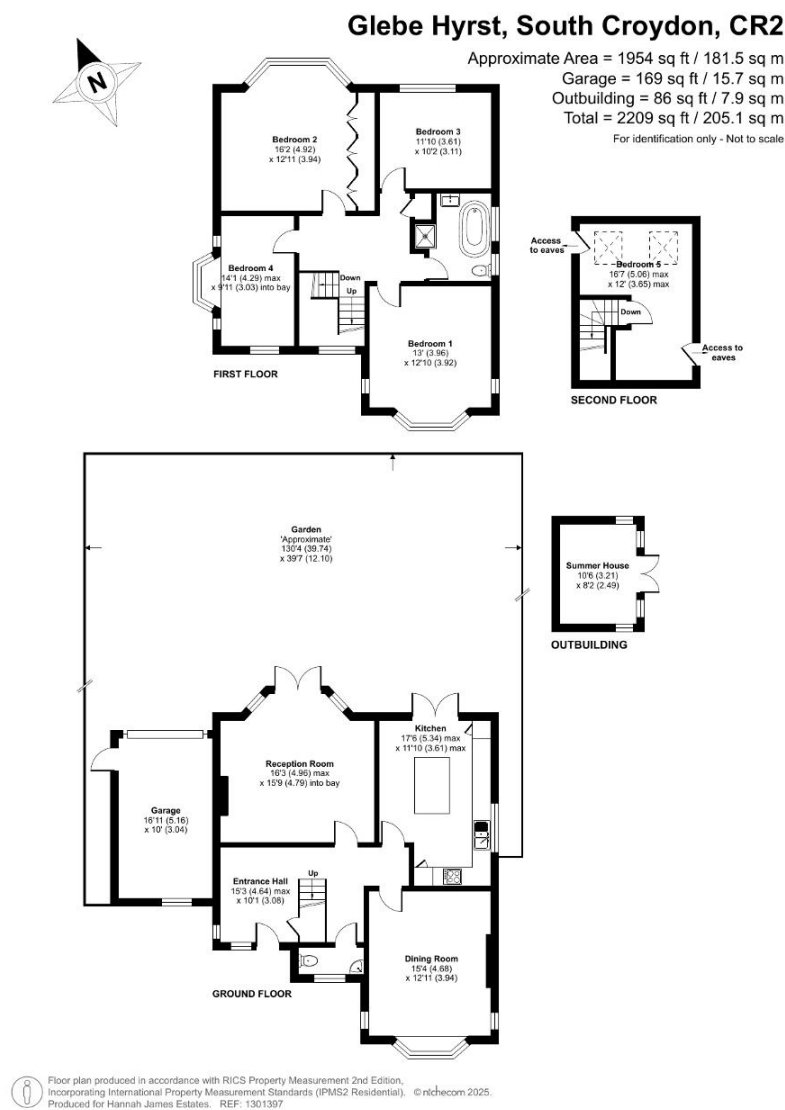
"We have lived in Sanderstead since the 1970s, and it remains a peaceful and friendly community and have seen our family grow up in the area. There are many reasons why we chose to live in Sanderstead, the closeness to London and the countryside with the wide-open spaces, being one of the highest points in the south east. The fact that we can be in the City in less than half an hour door to door via the excellent transport hub that is East Croydon with so many links to the City, Theatre Land and beyond and even Brighton which is 45 minutes or Gatwick in 20 minutes for those memorable days out. In addition the M25 is some 15 minutes away, and has a selection of junctions we use such as 4, 5, 6, or 7. Our house is the second largest plot in the road, with a drive in drive out entrance, with a large well stocked garden in one of the sought after roads in Sanderstead built by the renowned Truett & Steele and just a five minute walk to the Village shops. There are 2 excellent primary schools as Atwood and Gresham School, 2 excellent secondary schools and the independent Whitgift (boys) and Croydon High (girls) for the next generation very close by. Sanderstead also offers large parks and Waitrose (pictured here). The village also has, a medieval church, village pond, 3 excellent restaurants, 2 Coffee shops to look at the Sundays or chat to friends. In addition, Sanderstead or Purley Oaks stations are a 2-minute car journey or bus ride away or a 20-minute walk. A little further afield is the ancient 150-acre Kings Wood perfect for joggers or dog walkers."







Floorplan(s)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Additional Information

Owner's View

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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.