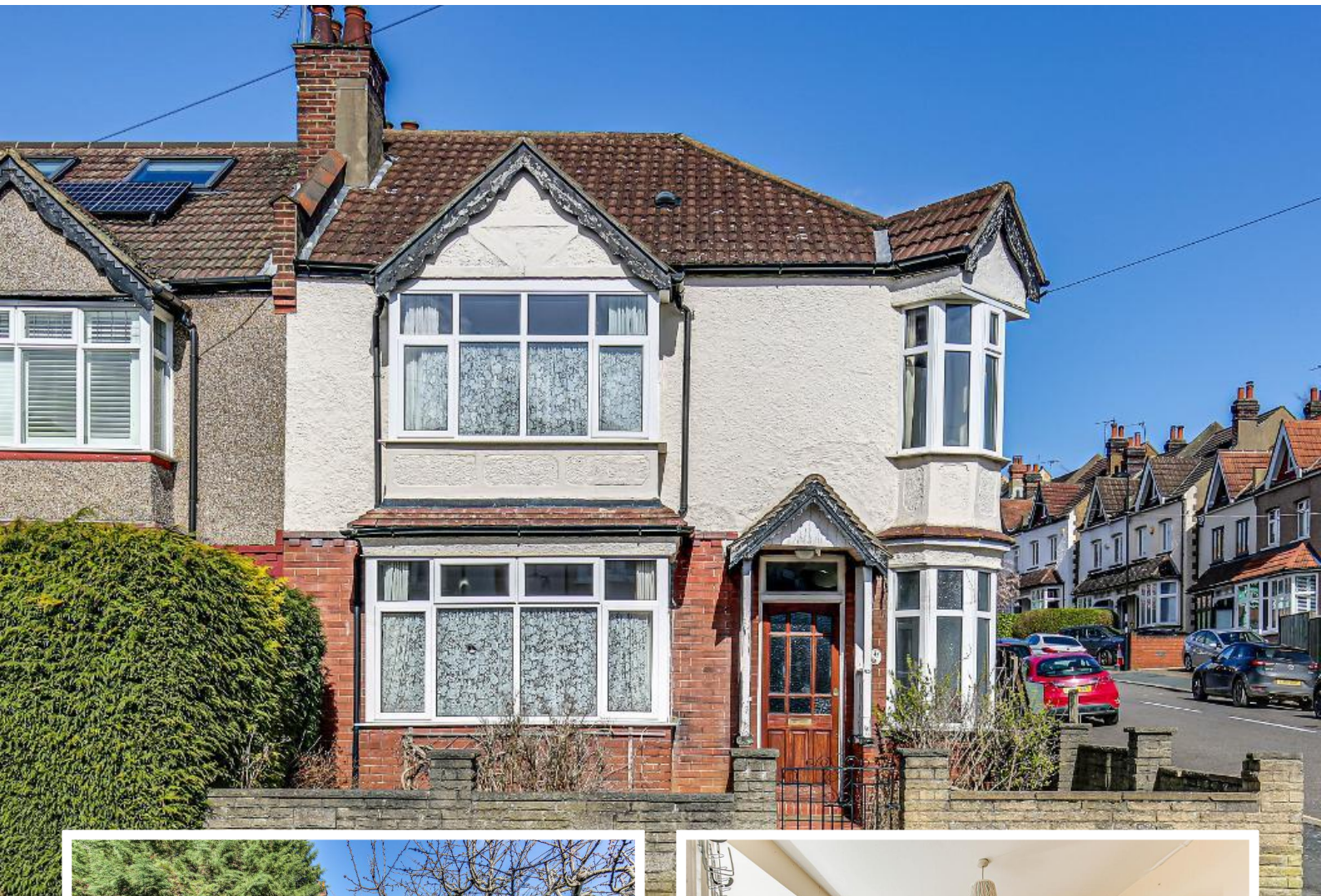


4 Bedroom Semi-Detached

Purley Oaks Road, Sanderstead, CR2 0NW

Offers Over

£600,000



- GUIDE PRICE £620,000 - £625,000
- TWO RECEPTION ROOMS
- OFF STREET PARKING
- CLOSE TO AMENITIES
- CLOSE TO SCHOOLS
- 4 BEDROOM PERIOD PROPERTY
- BREAKFAST ROOM
- CORNER PLOT
- 2 TRAIN STATIONS SHORT WALK AWAY
- SCOPE TO EXTEND STPP



4 Bedroom Semi-Detached

Purley Oaks Road, Sanderstead, CR2 0NW

Offers Over

£600,000

Guide Price £620,000 - £625,000

CHAIN FREE

SCOPE TO EXTEND STPP

Hannah James Estates are delighted to present to market this spacious four-bedroom semi-detached family home situated on Purley Oaks Road, a quiet tree lined residential road and is conveniently located for Purley Oaks and Sanderstead train Stations.

The property benefits from a large entrance hallway, large reception room to the front of the property and a second reception room currently being used as a dining room with patio doors leading to the rear garden. Furthermore there is a breakfast room and separate kitchen with scope to extend (subject to necessary planning consents)

Upstairs offers 4 good size bedrooms, bathroom and separate WC.

There is a large garden which is mainly laid to lawn. To the rear of the garden there is hard standing which offers off street parking accessed via gates.

This property is within a 1min walking distance of Purley Oaks and 3min walk of Sanderstead station with frequent direct services to London Bridge and London Victoria in 25 minutes or less. East Croydon is one stop away with transfers to London Gatwick and the coast.

There are many local amenities nearby such as Tesco Express, restaurants, coffee shops, pharmacy and convenience store. The property is surrounded by greenery with Purley Downs Golf Club, Purley Beeches being close by.

Offered to the market with no onward chain, please call now to secure your viewing.

Location

Sanderstead is renowned for its open spaces and community spirit. There are lots of clubs and groups within walking distance, such as the Scouts, Girl Guides, and Sanderstead library. The village provides a range of shops that include Costa Coffee, barbers, Post Office, dry cleaners, opticians, pharmacy, restaurants 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's and Aldi are all close by.

There is also a good range of both state and independent schools including Riddlesdown Secondary school, Purley Oaks Primary, Cumnor House School, Harris Academy and Ridgeway Primary & Nursery

Purley Beeches which is perfect for dog walkers is a short walk away. It has tennis courts, an allotment and seating areas at the Wettern Tree Gardens next to the Purley Beeches. For golfers there are several clubs to choose from the nearest being the very scenic Purley Downs Golf Club and course which is within 5 minute walking distance.

There is a bus service on Purley Downs Road which take you into Purley where there is another train station with direct links to Gatwick (20 mins approx.)







Floorplan(s)

Purley Oaks Road, Sanderstead, CR2

Total Floor Area: 122.0 m² ... 1313 ft²



Measurements are approximate, not to scale and for illustrative purposes only.
www.essentialpropertymarketing.com

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	52 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.