



RAYNERS
TOWN & COUNTRY

RIDGE LANGLEY
SANDERSTEAD, SOUTH CROYDON, SURREY, CR2 0AS

124 RIDGE LANGLEY

SANDERSTEAD, SOUTH CROYDON, SURREY, CR2 0AS

Guide Price £750,000

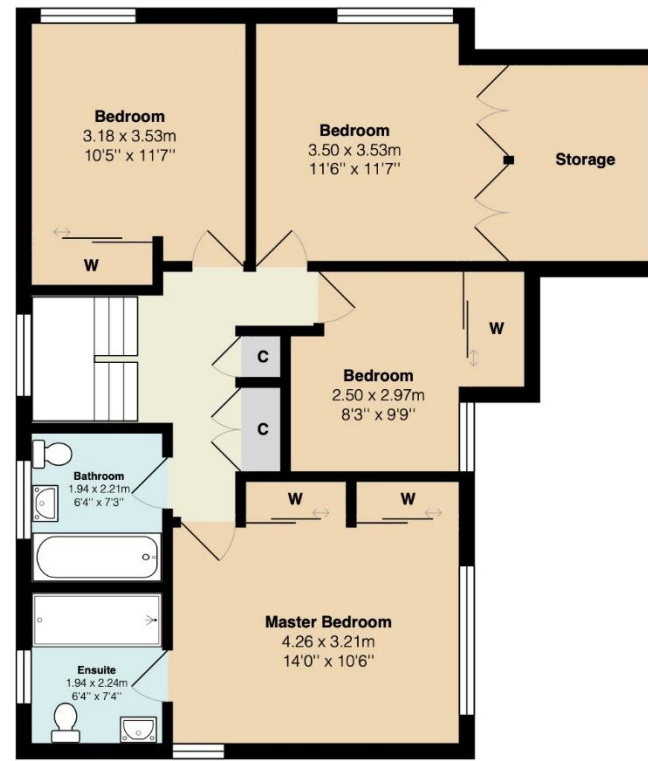
Rayners are delighted to present to the market this lovely detached house situated within the popular Selsdon Ridge area. The accommodation offers flexible space to the ground floor with a dual aspect, bright and modern fitted kitchen/dining room with a separate utility room from which you can access the double garage. There is a downstairs cloakroom, study and light and airy lounge with direct access to the garden. The first floor accommodation provides four double bedrooms all with fitted wardrobes. The main bedroom benefits from a well appointed en-suite shower room and additionally there is a full family bathroom. To the rear of the property is the south west facing garden with a level patio area and a raised lawn great for entertaining and barbeques. There is a further lawned area to the front of the property as well as a driveway for at least two vehicles. There are numerous bus services in the local area as well as the tram link and railway stations at Sanderstead, South Croydon, East Croydon and Purley Oaks. Desirable schools at both secondary and primary level and in both private and state sectors. In our opinion this really is a fabulous house. Viewing is highly recommended.







124 Ridge Langley



Total Area: 144.2 m² ... 1552 ft² (excluding double garage, storage)

All measurements are approximate and for display purposes only

Tenure: Freehold Local Authority: Croydon Council

Council Tax Band: G

EPC Rating: D

VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. R772

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