

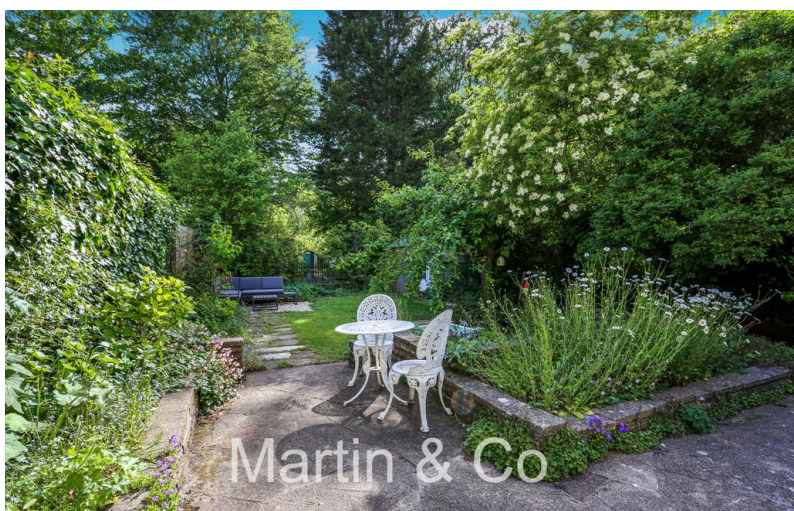
FOR SALE



Martin & Co



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Brambledown Road, Sanderstead, CR2 0BL

A 2 Bedroom Ground Floor Flat with Private Garden

Asking Price Of £375,000 (Subject to Contract)

MARTIN&CO



**Brambledown Road,
Sanderstead, CR2 0PL**

2 Bedrooms

Asking Price Of £375,000 STC

- Spacious Ground Floor Flat
- Direct Access to Private Sunny Garden
- 18' Reception Room
- Two Bedrooms
- Smart Modern Kitchen & Bathroom

In the heart of Sanderstead, this beautifully appointed ground floor conversion flat offers a rare opportunity for those seeking style, comfort, and convenience. Boasting a generous 798 sq ft of living space, the property seamlessly blends modern upgrades with original character features for a truly welcoming home.

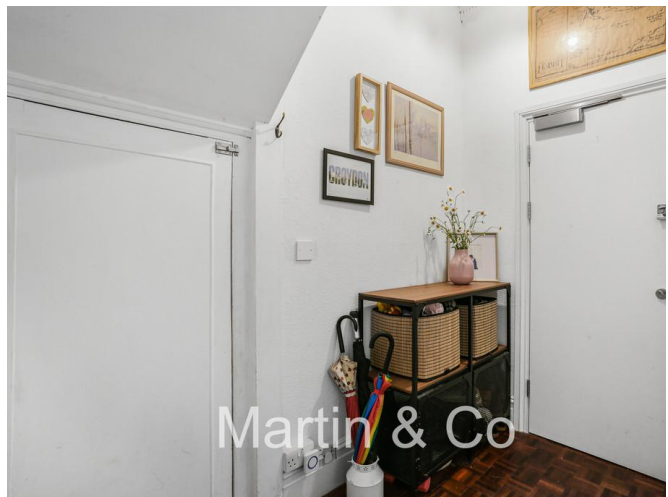
Step inside a welcoming hallway, with the principal rooms leading off. The stunning 18' reception room is perfect for relaxing, entertaining, or simply enjoying views onto the private South-West facing rear garden, which is accessed directly from the reception room. The smart, contemporary kitchen and bathroom, replaced by the current owners since their purchase in 2022, offer quality finishes ideal for modern living. A particularly spacious 17' x 15' master bedroom and a second double bedroom provide calm retreats at the end of a busy day.

With an abundance of period details preserving its character, this home also benefits from off-road parking and gas heating. The long 118-year lease makes it attractive for both homeowners and investors, underscoring its long-term appeal.

Positioned just five minutes from Sanderstead Station, commuters will love the superb rail links to Central London. The property sits amidst a quiet, affluent neighbourhood with excellent local shops close by surrounding the station. For those who enjoy the outdoors, the leafy woodland slopes of Croham Hurst with its panoramic views just a few moments away, perfect for tranquil walks and weekend adventures.

Perfect for those trading up, or down, this superb flat is an opportunity not to be missed. Arrange your viewing today and experience all that this delightful Sanderstead home has to offer!



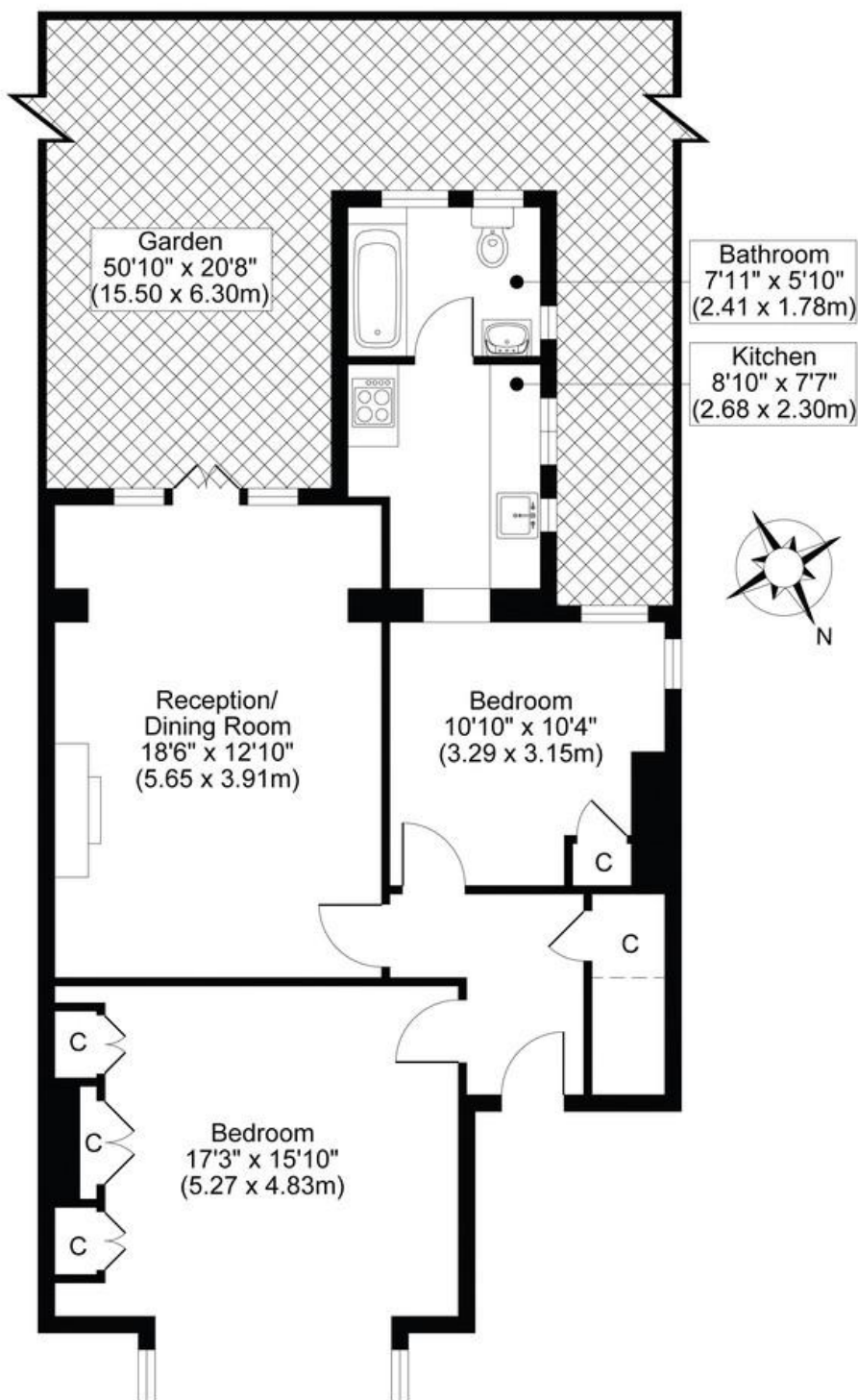




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	53 E	
21-38	F		



BRAMBLEDOWN ROAD, CR2
TOTAL APPROX FLOOR PLAN AREA 798 SQ.FT (74 SQ.M)



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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision

