

Plot 1 The Beeches, Beech Avenue, Sanderstead, CR2 0NN

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welcome to

The Beeches, Beech Avenue, Sanderstead

Discover The Beeches, the exclusive development of just 3 detached beautifully design family homes set within a private gated sought after location.







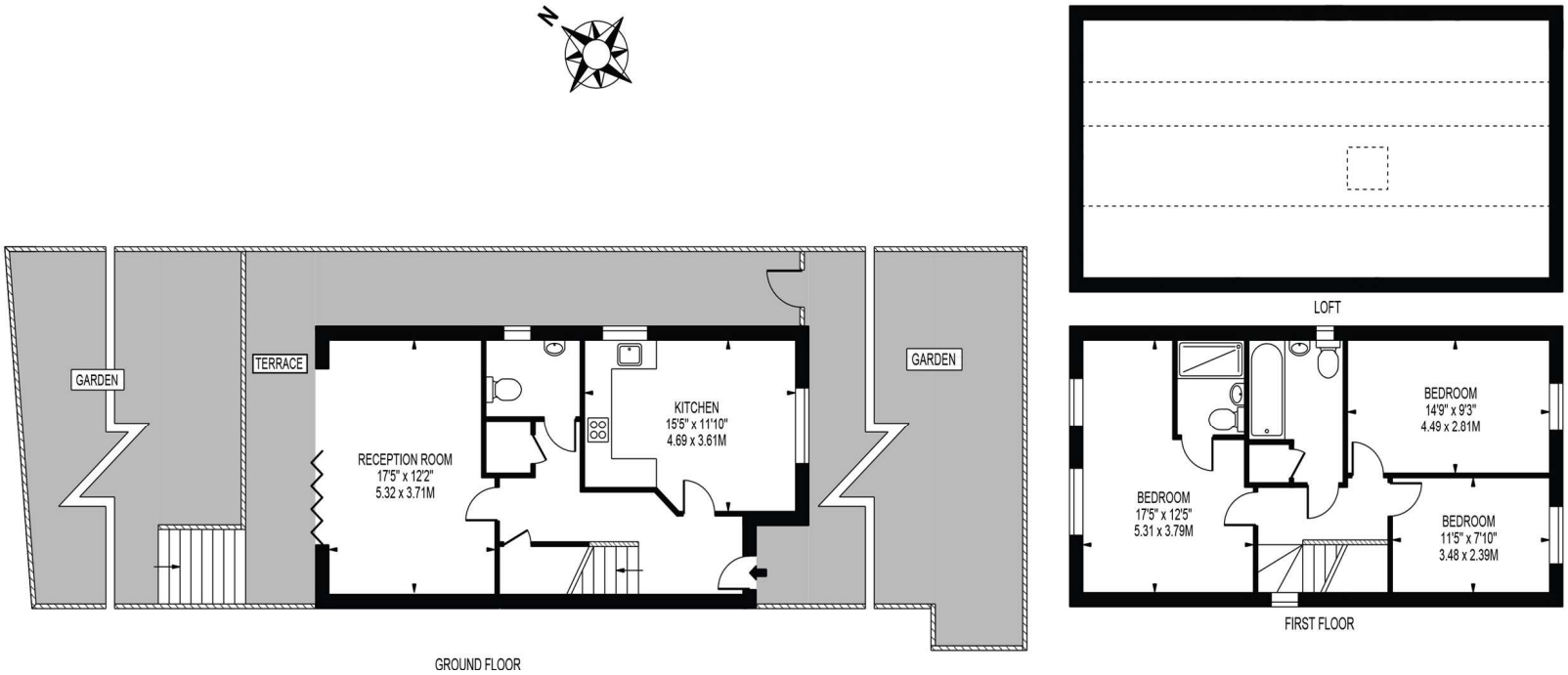






THE BEECHES

APPROXIMATE GROSS INTERNAL FLOOR AREA: **1157 SQ FT - 107.52 SQ M**
(EXCLUDING LOFT)



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Beautifully designed for modern living, each three-bedroom family home offers an impressive kitchen/dining room, generous reception room that opens onto a large elevated terrace overlooking the large secluded rear garden (approx. 23.7mx7.5m).

The principal bedroom overlooks the rear of the property offering a hotel inspired aesthetic en-suite, featuring contemporary luxury finishes, alongside the large dressing area with floods of natural light. The two further bedrooms are double in size and offer versatile living for the growing family. The family bathroom off the landing is generous in size and continues the hotel-inspired luxury feel.

One of the particular features of these homes is the substantial prepared loft space of approx. 400sft. Fully floored and plastered with power and lighting already installed, this flexible area offers considerable potential (subject to the usual planning) to offer another principal bedroom suite, home gym and office or additional living.

The area offers a strong choice of schools and educational opportunities, making Sanderstead an appealing location for families. Nearby primary options include Ridgeway Primary School & Nursery and Purley Oaks Primary School & Nursery. For secondary education, local options include Harris Invictus Academy and Coombe Wood School.

Both Sanderstead Station and Purley Oaks Station are less than 0.4 miles from the development. A viewing comes highly recommended to fully appreciate these homes.

welcome to

The Beeches, Beech Avenue, Sanderstead

- Three Beautifully Designed Detached Homes
- Close to Station (0.4 Miles)
- Private & Gated Development
- Luxury Specification
- Sought After Location

Tenure: Freehold EPC Rating: Exempt

£750,000









Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SAN108287

The Property Ombudsman

Property Ref:
SAN108287 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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