



3 Cranleigh Gardens, Sanderstead, Surrey, CR2 9LD

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Cranleigh Gardens
Sanderstead
Surrey CR2 9LD

Offers Over £700,000

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An Attractive Four-Bedroom Semi-Detached Home in the Heart of Sanderstead Village boasting Approx. 1,601 sq. ft. EPC Rating D. Council Tax Band F.

Situated in a quiet and highly regarded residential road, this spacious four-bedroom semi-detached family home offers flexible accommodation arranged over two floors, just moments from the amenities, green spaces and excellent transport links of Sanderstead Village.

Beautifully proportioned throughout, the property combines generous reception areas with well-balanced bedroom accommodation, making it ideal for growing families, home workers or those seeking adaptable living space.

Ground Floor

The welcoming entrance hall leads through to a superb front reception room, flooded with natural light and featuring an attractive bay window — an ideal formal living space or family lounge. To the rear, a separate dining room provides an excellent setting for entertaining and family meals, with easy access to the well-appointed kitchen, offering ample storage and worktop space. A useful utility room sits adjacent, adding practicality and keeping everyday chores neatly out of sight. Completing the ground floor is a versatile bedroom/study, perfect for home working, guest accommodation or multi-generational living.

First Floor

The first floor hosts four well-proportioned bedrooms, including a particularly generous principal bedroom with bay window. The remaining bedrooms offer excellent flexibility for children, guests or further home-office use. A family bathroom serves the first floor, accessed via a central landing that maintains a bright and airy feel throughout.

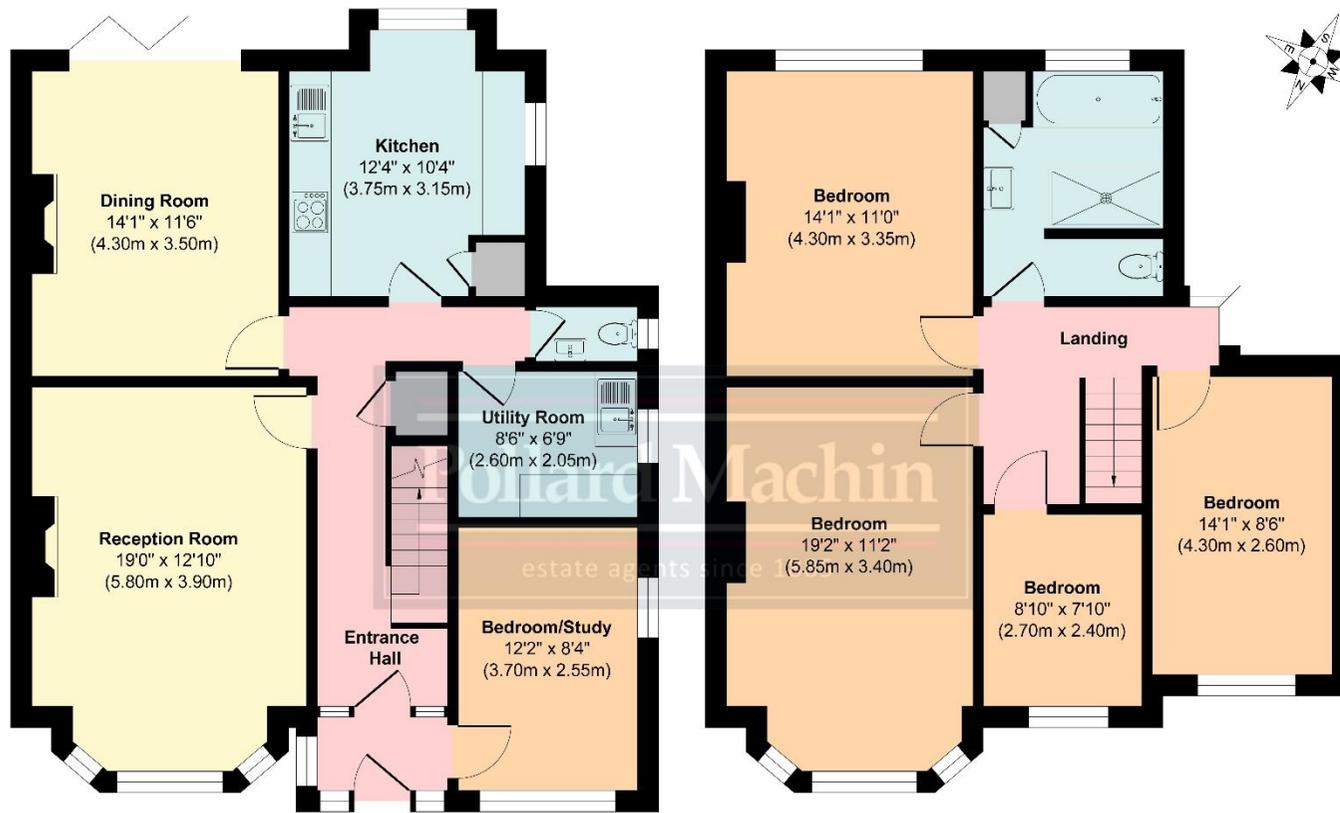
Location

Perfectly positioned in the heart of Sanderstead Village, the property enjoys easy access to local shops, restaurants, reputable schools and beautiful open spaces. Sanderstead and Purley Oaks stations provide regular services into Central London, making this an ideal choice for commuters seeking a balance of village life and city connectivity.

This is a rare opportunity to acquire a substantial and versatile home in one of Sanderstead's most sought-after locations.

Early viewing is highly recommended.





Ground Floor

First Floor

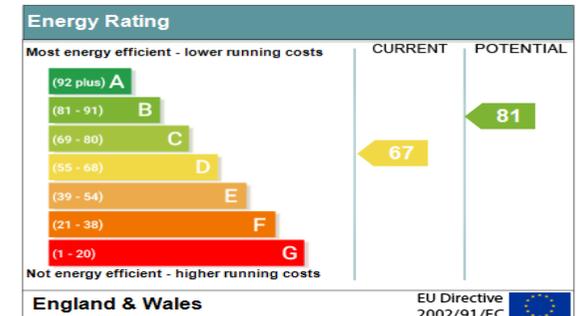
Cranleigh Gardens Sanderstead CR2

Approx. Gross Internal Area 1,601 sq. ft / 148.77 sq. meters

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.

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Address: 3 Cranleigh Gardens, SOUTH CROYDON, CR2 9LD
 RRN: 2589-3058-2209-7656-5200



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Viewings Strictly by Appointment Only

Pollard Machin Estate Agents
45 Limpsfield Road
Sanderstead
Surrey
CR2 9LA
Tel: 020 8657 4466

Email: sales@pollardmachin.co.uk
Web: www.pollardmachin.co.uk

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