



45 Glebe Hyrst, Sanderstead, Surrey, CR2 9JJ

Pollard Machin

estate agents since 1885

45
Glebe Hyrst
Sanderstead
Surrey CR2 9JJ

Guide Price £1,195,000

Pollard Machin
estate agents since 1885

Description

An impeccably presented and maintained 4 bedroom, 3 reception area, 3 bath/shower room 1930's Truett & Steele built detached residence occupying a beautifully landscaped 100' southerly aspect garden located in a sought-after tree lined residential road in the heart of Sanderstead close to the village. EPC Rating D. Council Tax Band G.

Accommodation

Recessed entrance porch with oak front door leading to a generous size reception hall with understairs cupboard. The stunning 23' double aspect lounge with stained glass windows and wood burning stove is designed into two living spaces, with patio doors leading to the garden. There is a separate 15'x12'4" dining room to the front which is also double aspect with stained glass windows to the side. Fitted Double Aspect 23' Kitchen/Breakfast Room with double oven, hob, extractor hood, dishwasher and downlighting which leads to the utility Room and separate shower room and WC as well as a door leading to the side access. On the first floor there is a spacious landing with built in cupboards, three large double bedrooms as well as a generous single bedroom, the master has an ensuite shower room. The family bathroom has a double ended bath and walk in shower cubicle as well as under floor heating. Gas central heating. Double glazing. The stunning 100' southerly aspect garden is an absolute delight with extensive patio area for summer entertaining and side access as well as a 15'4x9'4" studio/home office, currently used as a gym. 15'9x9'1" integral garage. Own Driveway. There is further potential to extend to the side of the kitchen STPP and consents.

Location

Glebe Hyrst is a sought-after tree lined residential road located off Rectory Park being within reach of Gresham and Atwood Schools, The Gruffy and pond, Sanderstead Village parade of shops and Waitrose, a choice of tennis, cricket and golf clubs, bus services into Croydon, Purley, Selsdon and Warlingham and either Purley Oaks or Sanderstead stations.



Glebe Hyrst, CR2

Approximate gross internal area

203.92 sq m / 2195 sq ft

(Including Gym)

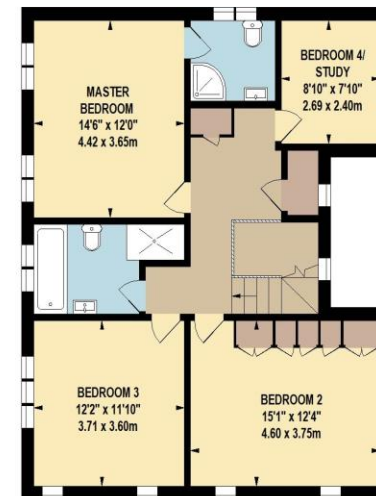
Gym

13.38 sq m / 144 sq ft



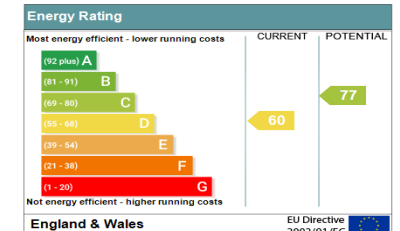
Ground Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only



First Floor

Address: 45 Glebe Hyrst, SOUTH CROYDON, CR2 9JJ
RRN: 0310-2948-7340-2194-6755



The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.

Pollard Machin
estate agents since 1885



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

Selling exclusive homes throughout Surrey

Pollard Machin

estate agents since 1885

