



10 Glebe Hyrst, Sanderstead, Surrey, CR2 9JE

Pollard Machin
estate agents since 1885

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Glebe Hyrst
Sanderstead
Surrey CR2 9JE

£1,125,000

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Description

This delightful and impressive 5 bedroom, 2 reception room, 1930's family home offers great accommodation suitable for a growing family and located in the sought after location of Glebe Hyrst which is a short distance from Sanderstead Village with excellent local primary schools. EPC rating E. Council Tax Band G.

Accommodation

Storm porch and entrance through original oak front door leading to spacious hallway with parquet flooring. The 16'2x15'5 lounge overlooks the garden, beautiful for summer evenings with the doors open but cosy with the open fire during the colder months. There is a separate dining room to the front of the house again with parquet flooring and fireplace. The stylish and modern kitchen/breakfast room has a range of units as well as an island breakfast bar, granite work tops and double doors leading out to the patio and garden beyond. Downstairs cloakroom. The staircase with stained glass window leads to the first floor with four double bedrooms, the master being 16'1x15'10 with extensive built-in wardrobes. Impressive family bathroom with independent shower cubicle and beautiful bath tub. A further staircase leads to the fifth bedroom with velux windows and views towards the garden. Garage approached by a large in and out driveway with parking for several vehicles. The 130' beautifully maintained garden with patio and summer house lends itself to summer entertaining and a great space for the children.

Location

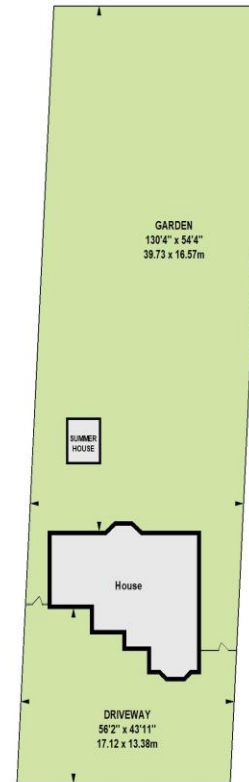
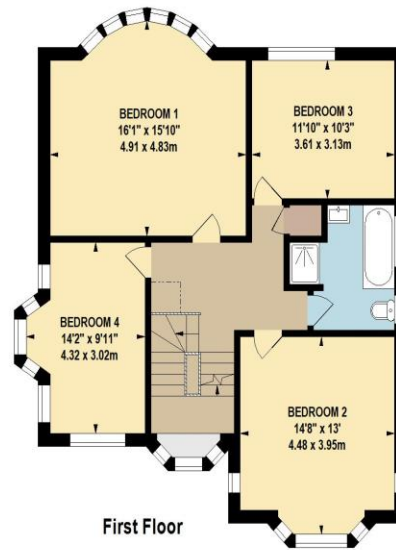
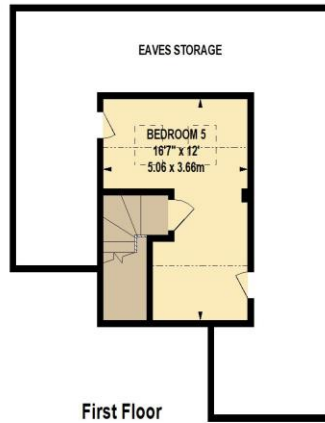
Glebe Hyrst is a sought after tree lined residential road located off Rectory Park being within reach of Gresham and Atwood Schools, The Gruffy and pond, Sanderstead Village parade of shops offering restaurants, hairdressers, coffee bars and much more as well as Waitrose supermarket, locally there is 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
243.86 sq m / 2625 sq ft
(Including Eaves Storage & Garage)

Eaves Storage
39.11 sq m / 421 sq ft
Garage
15.70 sq m / 169 sq ft



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs.			
(92+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>www.epc4u.com</small>			

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.





Viewings Strictly by Appointment Only

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