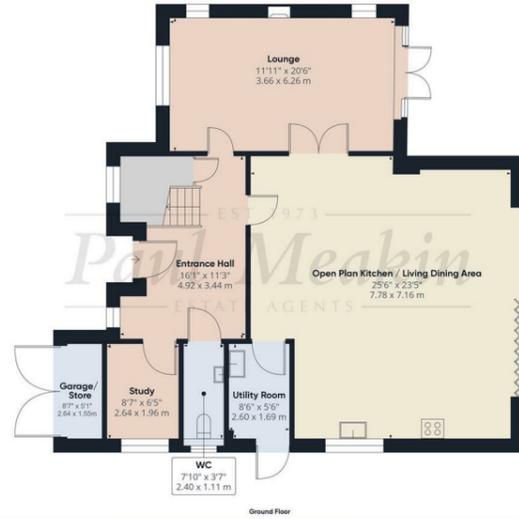


EPC = B TAX BAND: 6

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



Paul Meakin

Approximate total area*
1173.45 sq ft
108.83 sq m

(*) Excluding balconies and terraces

While every attempt has been made to ensure accuracy of measurements and approximations, we do not warrant the floor plan for descriptive purposes only. Calculations were based on BSI (PAS) 55 standard. Please note that calculations were prepared by a third party and therefore may not comply with BS (PAS) 55.

GRAPPE 340



Paul Meakin

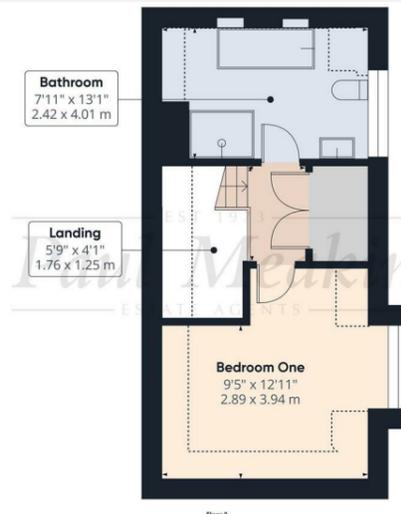
Approximate total area*
758 sq ft
70.42 sq m

Reduced bedroom
12.21 sq m
1.34 sq m

(*) Excluding balconies and terraces

While every attempt has been made to ensure accuracy of measurements and approximations, we do not warrant the floor plan for descriptive purposes only. Calculations were based on BSI (PAS) 55 standard. Please note that calculations were prepared by a third party and therefore may not comply with BS (PAS) 55.

GRAPPE 340



Paul Meakin

Approximate total area*
290.83 sq ft
27.03 sq m

Reduced bedroom
64.11 sq ft
5.96 sq m

(*) Excluding balconies and terraces

While every attempt has been made to ensure accuracy of measurements and approximations, we do not warrant the floor plan for descriptive purposes only. Calculations were based on BSI (PAS) 55 standard. Please note that calculations were prepared by a third party and therefore may not comply with BS (PAS) 55.

GRAPPE 340



Price Range £1,000,000 - £1,150,000 Glebe Hyrst, Sanderstead, CR2 9JG

- £1,000,000 - £1,150,000 VENDORS HAVE FOUND
- Exceptional five bedroom detached property
- Separate formal reception room
- Convenient utility room
- Off-road parking
- WATCH FULL MARKETING VIDEO
- Impressive 25ft kitchen/diner at the heart of the home
- Secluded, level rear garden
- Guest bedroom suite on the third floor
- Spacious 2,100 sq. ft. of luxurious living space

PRICE RANGE £1,000,000 - £1,150,000 VENDORS HAVE FOUND

Paul Meakin are thrilled to present this exceptional five-bedroom detached family home, ideally located on one of Sanderstead's most desirable residential roads. Set in a prime position, the property offers an impressive 2,100 sq. ft. of living space, combining style, comfort, and modern design throughout.

The welcoming entrance hall features a striking glass banister staircase, leading to a modern cloakroom with WC. The formal reception room offers a perfect space for relaxation, with double doors opening into the stunning 25ft kitchen/diner. This expansive heart of the home is equipped with high-quality units and adjoining work surfaces, ideal for both family meals and entertaining. The kitchen benefits from an abundance of natural light, courtesy of bi-fold doors that open directly into the garden, while the adjacent utility room provides added convenience.

The first floor boasts a magnificent 20ft master suite, complete with a walk-in dressing room and en-suite shower room, alongside three additional spacious bedrooms and a stylish family bathroom. The third floor is dedicated to a guest bedroom suite, featuring a luxurious bathroom. Externally, the property offers a secluded, level rear garden, predominantly laid to lawn, with a paved patio that spans the width of the house. A driveway at the front provides off-road parking.

Sanderstead Village, with its friendly atmosphere, is just moments away, offering a selection of coffee shops, a Waitrose supermarket, and a Cook shop. Both Sanderstead and Purley Oaks stations are within a 20-minute walk, providing easy access to London Bridge and Victoria. The area is renowned for its excellent schools, including Gresham, Atwood, Ridgeway, and Riddlesdown Collegiate, with



