



Asking Price: £980,000

Stede Close | South Croydon | Surrey | CR2 9FA

Pollard Machin

estate agents since 1885

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****NO ONWARD CHAIN**** A beautifully presented four double bedroom detached family home, built in 2018 to an exceptional specification and offering 2,097 sq ft of accommodation. Privately positioned on an access road serving just two properties, it combines a secluded setting with a location moments from Sanderstead Village.

The welcoming entrance hall leads to a downstairs WC, generous double aspect living room, separate study and elegant dining room. The impressive kitchen/breakfast room features bespoke handleless cabinetry, Silestone worktops, a central island and roof lantern, complemented by a separate utility room.

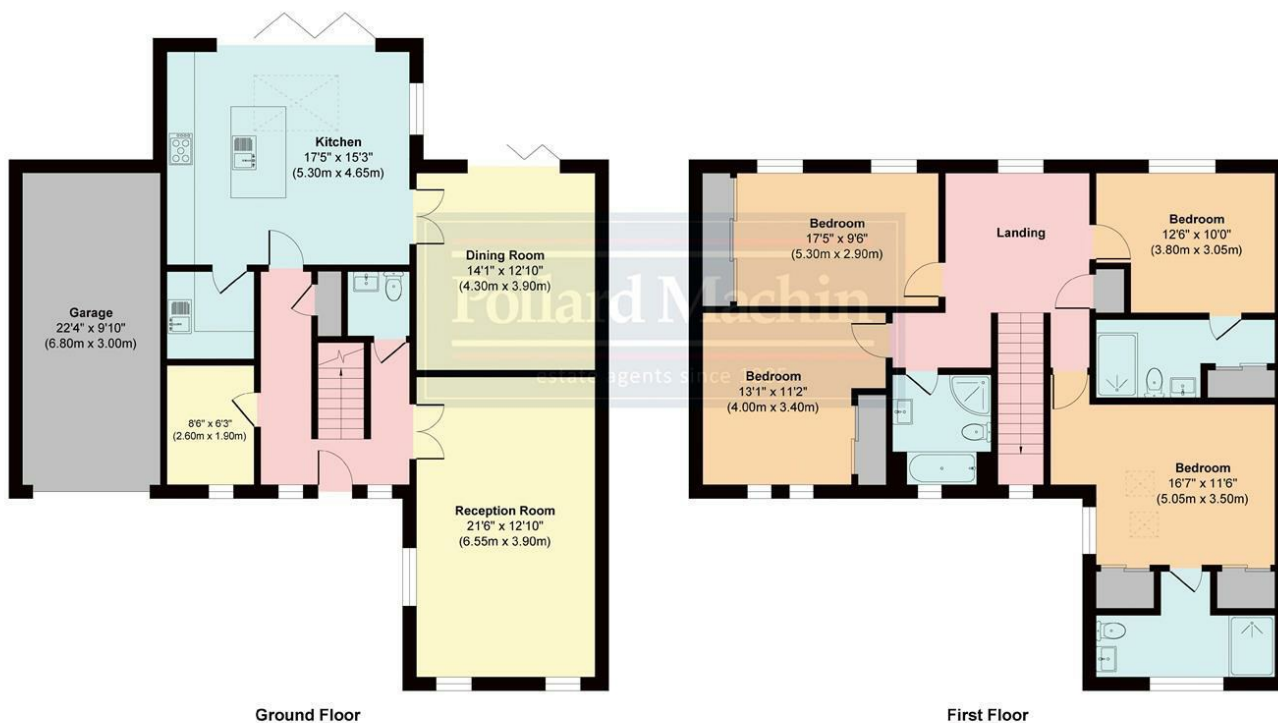
Upstairs, a galleried landing leads to four double bedrooms, all with fitted wardrobes. Two benefit from stylish en-suite shower rooms, alongside a contemporary four-piece family bathroom.

The high specification includes underfloor heating throughout, an air source heat pump, powder-coated aluminium windows, natural oak flooring to the main reception areas and engineered timber flooring upstairs. The bespoke kitchen features integrated Bosch appliances, including two ovens, a combi microwave oven, coffee machine, wine cooler and dishwasher. Further highlights include a contemporary steel and oak glass-balustrade staircase, bespoke internal doors, heated bathroom mirrors, architectural lighting, programmable Rako lighting and an integrated music system to selected rooms.

The rear garden features a lawn with planted borders and sleeper-style steps leading to a paved terrace, ideal for entertaining. To the front, a generous driveway provides parking for several vehicles alongside the garage.

Stede Close is approached via Onslow Gardens, off Addington Road, near All Saints Church, The Gruffy and its picturesque pond. Sanderstead Village's shops, including Waitrose, are just moments away. EPC Rating: B | Council Tax Band: G





Stede Close, South Croydon, CR2
Approx. Gross Internal Area 2,097 sq. ft / 194.84 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 shown.
Plan produced by AR Net Media-www.arnetmedia.uk

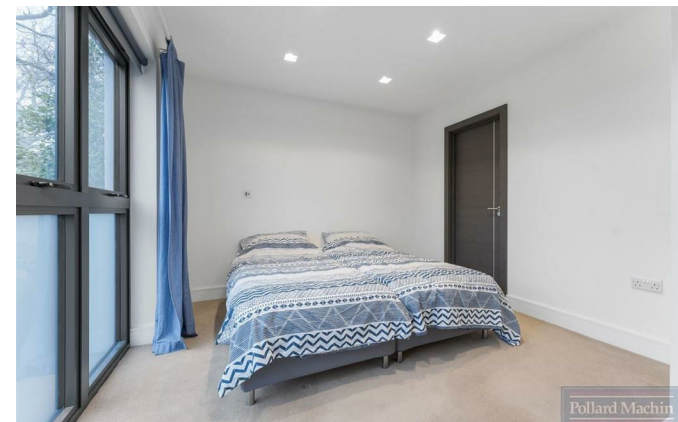
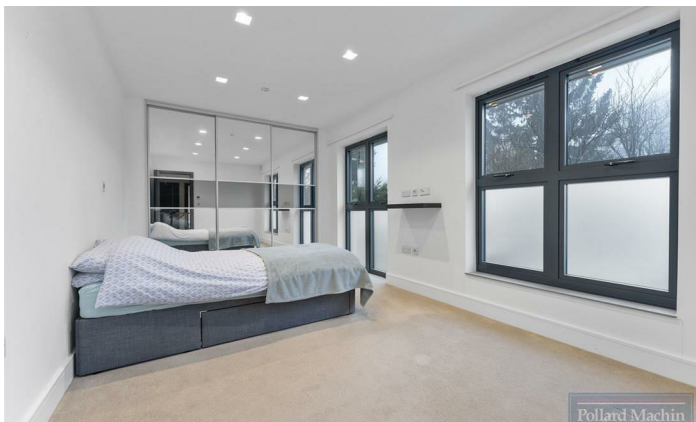
Key Features:

- No Chain
- Four Double Bedrooms
- Detached Family Home
- High Specification
- Built In 2018
- Three Bathrooms
- Three Reception Rooms
- Garage & Driveway
- Sanderstead Village Location

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.

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Viewings strictly by appointment only

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