

BOND & SHERWILL
EST. 1908



Blenheim Gardens
Sanderstead, CR2 9AA

Located within the desirable village of Sanderstead this imposing five-bedroom, detached property occupies a generous mostly-level plot with potential to extend subject to planning permission.

Approaching this beautiful property you will notice the carriage driveway with off-street parking and an attractive frontage. Entering the ground-floor you will start in the considerable entrance hall which then leads off to two separate reception rooms. You will then find a good-size kitchen, conservatory, study, utility room, W.C and wet room.

Ascending to the first-floor, you will find a spacious 27ft (8.2 meters) long triple-aspect master bedroom with en-suite and be impressed as you take in the views of the rear garden. You will then find a second bedroom also with en-suite and three further bedrooms as well as a family bathroom.

Moving outside to the mature rear garden which measures approximately 150ft (45.72 meters) in length, you will no doubt see plenty of potential to extend subject to planning permission as you enjoy the secluded feel. You will also find a triple aspect garden room which has potential to be an annexe, and a garage.

Blenheim Gardens is located within ideal proximity to a range of leisure facilities and green spaces including Birch Selsdon Golf Course, Purley Downs Golf Club, Selsdon Nature Reserve, Sanderstead Pond, Kingsmead Equestrian Centre and Riddlesdown Common.

Popular local schools include Gresham Primary School, Atwood Primary School and Sanderstead Park Nursery while independent schools include Cumnor House Boys' School, Warlingham Park and Croydon High School.

Transport into Central London can be accessed at Riddlesdown, Sanderstead & Purley Oaks Railway Stations while the M25 can be joined at Godstone. Local shops include a Waitrose.

We have been informed the following by the Vendor:

Council Tax: Band G



Entrance Hall:

The entrance hall includes two double-glazed opaque windows, two radiators, wooden flooring, under-stairs storage cupboard, picture rail, coved ceiling, smoke alarm and stairs ascending to first-floor.

Lounge:

The lounge includes four-casement double-glazed feature bay window, radiator, wooden flooring, spotlights and coved ceiling.

Dining Room:

The dining room includes four-casement double-glazed feature bay window, radiator, wooden flooring, spotlights and coved ceiling.

Kitchen:

The kitchen includes wall & base level units with work surface areas, double-sink with mixer tap & double-drainer, serving hatch, space for free-standing fridge/freezer, space for washing machine, space for chest freezer, space for range cooker with extractor hood, space for dining table, double-glazed sliding door to conservatory, tiled floor, tiled walls, spotlights and coved ceiling.

Conservatory:

The conservatory includes double-glazed double-doors leading to rear garden, radiator, partially-tiled to two walls, double-glazed windows and spotlights.

**Study:**

The study includes four-casement double-glazed window, storage cupboard, Worcester boiler, radiator, wooden flooring and spotlights

Ground-Floor W.C:

The ground-floor W.C includes low-level W.C with concealed cistern, pedestal wash-hand basin, internal single-glazed opaque window, tiled walls and extractor fan.

Utility Room:

The utility room includes double-glazed glass-panel doors to rear garden, storage cupboard, Worcester boiler, work surface area, space for washing machine, space for tumble dryer, wooden flooring, coved ceiling and spotlights.

Wet Room:

The wet room includes low-level W.C with concealed cistern, double-glazed single-casement window, wash-hand basin, tiled walls, wall-fixed shower-head with shower hose & body jets, extractor fan, coved ceiling and spotlights.

Landing: The landing includes wooden flooring, picture rail, radiator, storage cupboard, coved ceiling and loft hatch.

Master Bedroom:

The master bedroom is dual-aspect and includes four-casement double-glazed window, two radiators, fitted wardrobes, four-casement double-glazed window, wooden flooring, spotlights and coved ceiling.



Master Bedroom En-Suite:

The master bedroom's en-suite includes panel-enclosed bath, two-casement double-glazed opaque window, low-level W.C with concealed cistern & dual-flush, vanity unit incorporating wash-hand basin, tiled walls, tiled floor, extractor fan, spotlights and coved ceiling.

Bedroom Two:

Bedroom two includes four-casement double-glazed window, fitted wardrobe, radiator and wooden flooring.

Bedroom Two En-Suite:

Bedroom two's en-suite includes low-level W.C, vanity unit incorporating wash-hand basin with under-cabinet lighting, tiled walls, corner panel-enclosed bath with shower hose attachment, extractor fan and coved ceiling.

Bedroom Three:

Bedroom three includes two-casement double-glazed window, radiator, fitted wardrobe, picture rail, and wooden flooring.

Bedroom Five:

Bedroom five includes two-casement double-glazed window, picture rail, radiator and wooden flooring.

**Bedroom Four:**

Bedroom four includes fitted wardrobe, picture rail, two-casement double-glazed window, radiator, coved ceiling and wooden flooring.

Bathroom:

The bathroom includes corner panel-enclosed bath with shower hose attachment, vanity unit incorporating wash-hand basin, low-level W.C, tiled walls and extractor fan.

Rear Garden:

The mature rear garden is approximately 150 ft in length and is mostly laid to lawn with features including side access, patio area, lighting, water tap and a variety of plants, trees & shrubs.

Garden Room:

The garden room is triple-aspect and includes two velux windows, single-casement double-glazed window, two glass-panel double-glazed double doors to rear garden and tiled floor.

Garage:

The garage includes wooden front door, lighting and single-glazed window.

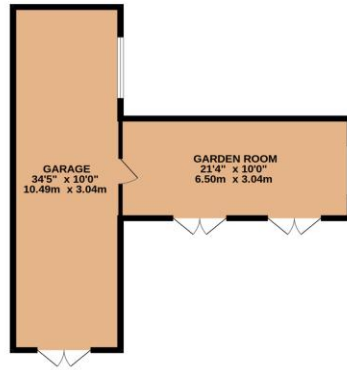
Front of House:

The front of the property includes a carriage driveway and off-street parking.

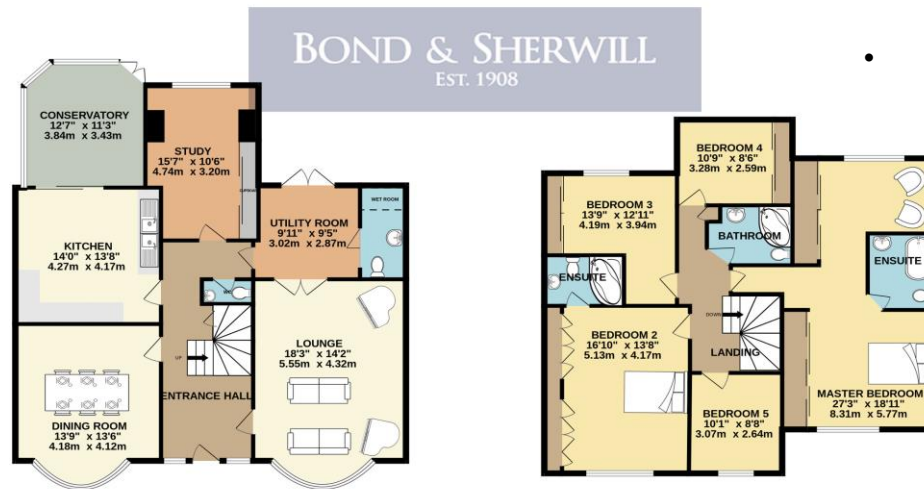


These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the appliances/services have been tested by ourselves. We recommend that purchasers arrange for a qualified person to check all appliances/services before legal commitment.

GROUND-FLOOR
1819 sq.ft. (169.0 sq.m.) approx.



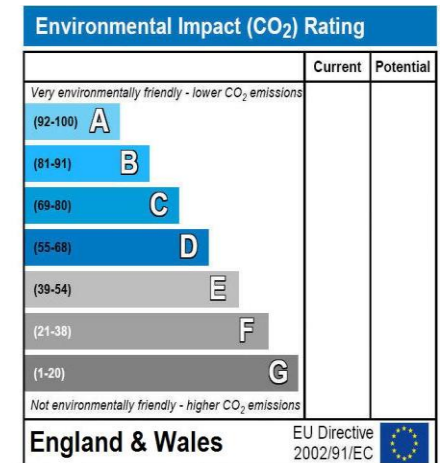
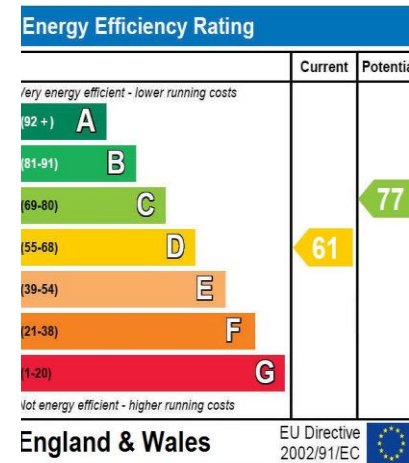
FIRST-FLOOR
1107 sq.ft. (102.9 sq.m.) approx.



TOTAL FLOOR AREA : 2926 sq.ft. (271.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- Five-Bedroom Detached Property
- Two En-Suites
- Mostly-Level Rear Garden Approx 150ft (45.72 Meters)in Length
- Carriage Driveway
- Utility Room
- Ground-Floor Wet Room
- Potential to Extend STPP



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