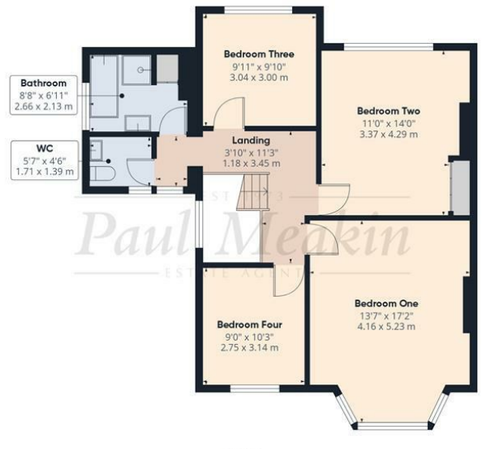
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Approximate total area(1)

1770 ft²

164.5 m²

(1) Excluding balconies and terraces

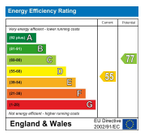
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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TAX BAND: F

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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

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Guide Price £800,000 Onslow Gardens, Sanderstead CR2 9AB

- Prime location in the heart of Sanderstead
- Substantial four bedroom family home
- Approximately 1,770 sq ft of versatile accommodation
- Three spacious reception rooms
- Kitchen with adjoining breakfast room
- Downstairs WC plus first floor bathroom and separate WC
- Integral garage with potential to convert (STPP)
- Landscaped, sunny rear garden
- Excellent local state and private schools nearby
- Close to stations, local amenities and excellent transport links into London



Situated on one of Sanderstead's most sought after residential roads, this substantial four bedroom semi detached family home offers generous and versatile accommodation extending to approximately 1,770 sq ft, presenting a fantastic opportunity for families looking to secure a home in a prime location.

The ground floor offers an inviting entrance hall leading to a bright and spacious living room with bay window, a separate dining room ideal for entertaining, and a breakfast room opening into the kitchen, complemented by a separate downstairs WC, while the integral garage provides excellent storage or scope for conversion (STPP)

Upstairs, the property boasts four good sized bedrooms, including an impressive principal bedroom, alongside a family bathroom and an additional separate WC.

Externally, the property benefits from a generous landscaped sunny rear garden.

The property is ideally positioned for an excellent selection of local amenities, regular bus routes and a superb choice of both state and private schools, including Whitgift, Royal Russell, Trinity, Ridgeway, Gresham and Atwood. Leisure facilities such as Purley Downs Golf Club and Sanderstead Cricket Club are close by, while comprehensive shopping can be found in both Croydon and Bromley. For commuters, Sanderstead, Purley Oaks, South Croydon, Riddlesdown and East Croydon stations all provide excellent services into Central London, with the M25 (Junction 6) offering convenient access to Gatwick Airport, the M23 and the South Coast.

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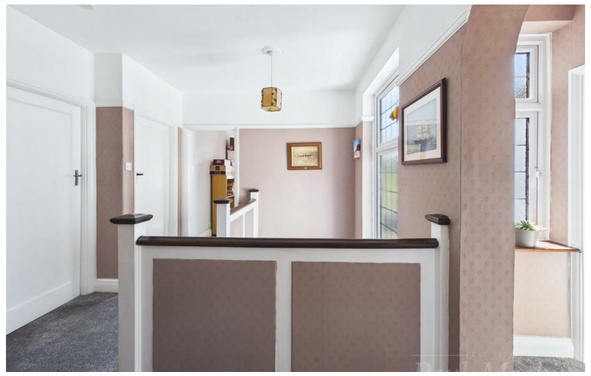












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