

Ground Floor



Floor 1

Approximate total area⁽¹⁾
1528 ft²
142 m²

Reduced headroom
23 ft²
2.1 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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

GIRAFFE360



£950,000 Glebe Hyrst, Sanderstead, CR2 9JG

- Four double bedroom detached family home
- Modern kitchen with breakfast area
- Beautiful level south-facing garden
- Rich in character with original period features
- Prime location on sought-after Glebe Hyrst, Sanderstead
- Spacious and light-filled reception rooms
- Separate utility room for added convenience
- Private outdoor swimming pool
- Lovingly maintained by the same family for many years
- Close to excellent local schools, shops, and transport links

Set on the prestigious and tree-lined Glebe Hyrst in Sanderstead, this charming four-bedroom detached home offers a wonderful blend of timeless character and contemporary comfort.

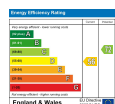
Lovingly maintained by the same family for many years, the property is rich in character and showcases a host of original features that speak to its heritage and warmth. From the moment you step inside, you're welcomed by two bright and spacious reception rooms, filled with natural light and period detailing that add to the home's inviting atmosphere.

The modern kitchen and adjoining breakfast room offer a stylish and practical hub for daily life, while a separate utility room adds convenience for busy families. Upstairs, four well-proportioned bedrooms provide plenty of space for both family and guests, ensuring flexibility, comfort, and privacy.

One of the standout features of this home is its stunning level south-facing garden—a beautifully maintained outdoor space ideal for relaxing, entertaining, or enjoying family time. A private swimming pool adds a touch of luxury, making summer days even more enjoyable.

Ideally located on one of Sanderstead's most sought-after residential roads, the property is within walking distance of highly regarded primary schools, local shops, green spaces, and well-loved restaurants—offering a peaceful yet connected lifestyle in a vibrant community.

With its combination of traditional charm, modern features, and unbeatable location, this is a rare opportunity to secure a truly special family home. Early viewing is highly recommended.



TAX BAND: G

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

