Asking Price: Offers In Excess Of £475,000

59A Rectory Park | Sanderstead | Surrey | CR2 9JR

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A beautifully presented two-bedroom ground floor garden apartment, thoughtfully designed and very well-maintained with an impressive private garden and an additional garden room / office space.

This stylish apartment offers 816 sq ft of well-proportioned lateral space, combining contemporary interiors with a warm, welcoming feel. The current owner, an interior designer, has created a home with a distinctive sense of style, incorporating carefully considered finishes, bespoke touches and a sophisticated approach to the space.

The bright and spacious reception comfortably accommodates both a generous seating area and a full dining table and chairs. The modern fitted kitchen provides excellent storage and workspace, with large windows ensuring plenty of natural light throughout.

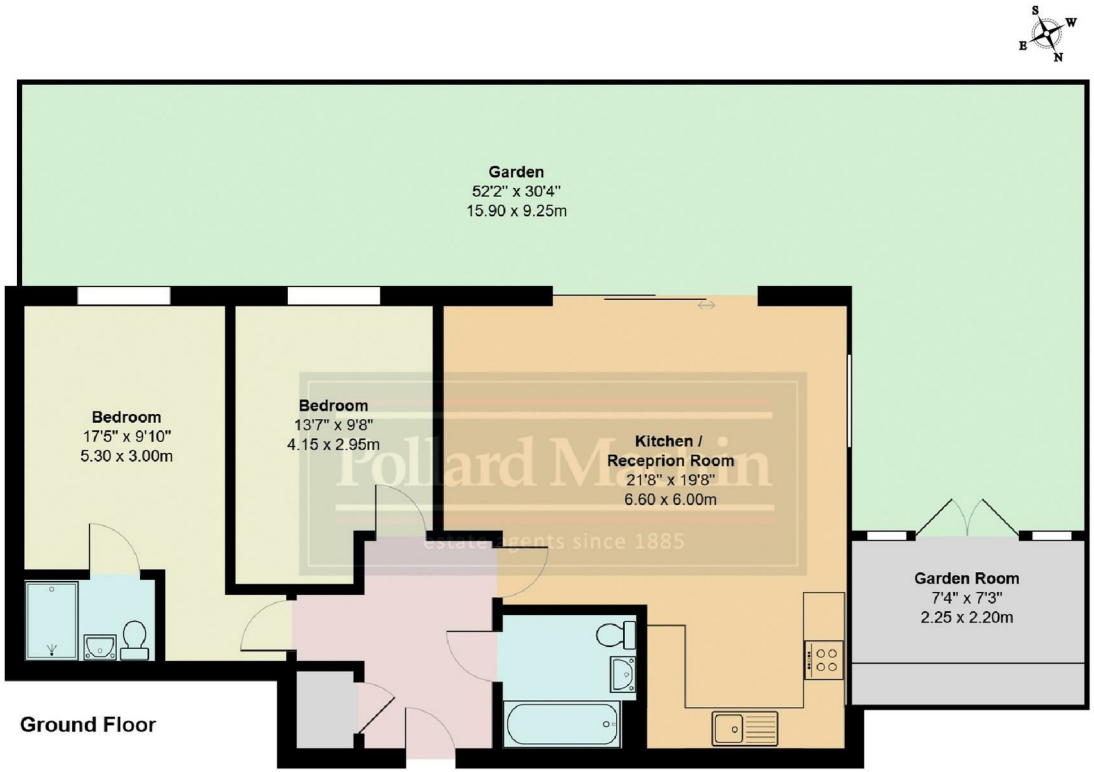
There are two well-proportioned bedrooms together with a stylish family bathroom and the particularly useful addition of a separate cloakroom.

The private garden extends to approximately 52' x 30', with a substantial raised entertaining area creating an excellent setting for outdoor dining and relaxing. The garden has been thoughtfully landscaped with mature planting, seating areas and artificial lawn, while a separate garden room provides valuable additional space, ideal as a home office.

By separate negotiation, the property may be available as a complete package including much of the beautifully selected furniture and the garden room, offering a rare opportunity to acquire a home that is ready to enjoy from day one.

The property is well placed for local shops, cafés and amenities with well-regarded primary and secondary schools within the surrounding area, including Gresham Primary, Atwood Primary and Riddlesdown Collegiate.

Sanderstead, Riddlesdown, Purley Oaks and Purley stations provide a choice of rail connections towards London and beyond. A particularly stylish garden apartment, combining excellent accommodation with a genuinely special outside space.



Rectory Park, Sanderstead, CR2
Approx. Gross Internal Area 816sq ft / 75.8sq meters

Whilist 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:

- Two double bedrooms
- Very spacious reception
- Beautifully presented throughout
- Large patio garden
- Additional garden office room
- Available furnished as seen by negotiation
- Allocated parking space
- EPC rating: B Council Tax band: D
- 120 years remaining. Service charge: £1,798 pa. Ground rent: £425 pa

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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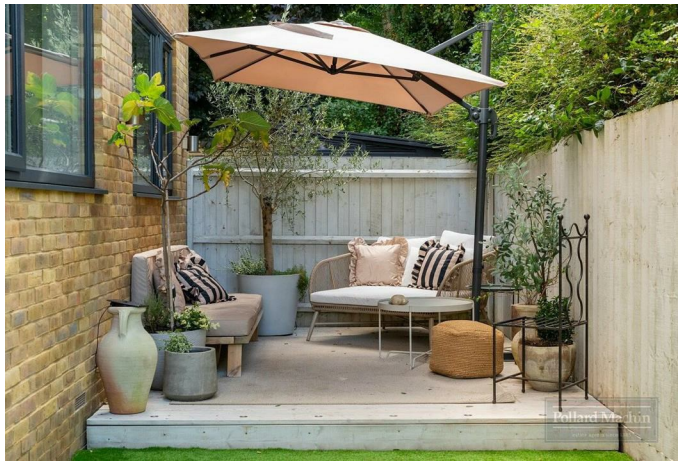

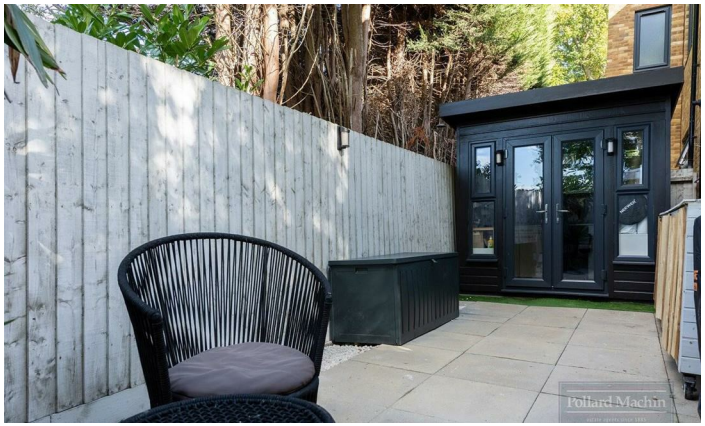

Viewings strictly by appointment only

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