



Asking Price: Guide Price £1,195,000

Glebe Hyrst | Sanderstead | Surrey | CR2 9JJ

Pollard Machin

estate agents since 1885

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Guide Price £1,000,000 – £1,150,000.

An impressive five-bedroom, two-reception-room 1930s family home, ideally positioned on the highly regarded Glebe Hyrst, a leafy residential road within easy reach of Sanderstead Village and excellent local schools. Offering generous accommodation arranged over three floors, the property combines period character with stylish modern family living and enjoys a superb 130' rear garden.

An original oak front door opens into a welcoming entrance hall with parquet flooring. The spacious 16'2 x 15'5 lounge overlooks the garden and features an open fireplace and doors opening onto the patio. A separate dining room has further parquet flooring and an attractive fireplace, while the stylish kitchen/breakfast room features a range of fitted units, granite worktops and a central island with breakfast bar. Double doors lead directly onto the patio and garden, with a downstairs cloakroom completing the ground floor.

The first floor provides four double bedrooms, including an impressive 16'1 x 15'10 principal bedroom with extensive fitted wardrobes, together with a beautifully appointed family bathroom featuring a separate shower and freestanding bath. A further staircase leads to the fifth bedroom, which benefits from Velux windows and views over the garden.

The beautifully maintained 130' garden features a generous patio and summer house, providing an excellent setting for entertaining and family enjoyment. To the front, a large in-and-out driveway provides parking for several vehicles and access to the garage.

Glebe Hyrst is conveniently located off Rectory Park, within reach of Gresham and Atwood Schools, The Gruffy and pond, Sanderstead Village, Waitrose and a choice of tennis, cricket and golf clubs. Sanderstead and Purley Oaks stations provide rail services, with bus routes serving Croydon, Purley, Selsdon and Warlingham.

EPC Rating D. Council Tax Band G.





Key Features:

- Highly Sought After Sanderstead Village Road
- 4 Bedrooms one with Ensuite
- 3 Reception Areas
- 3 Bathroom/Shower Rooms
- 23' Fitted Double Aspect Kitchen/Breakfast Room
- Beautifully Landscaped Southerly Aspect Garden
- Garage and Driveway
- Impeccably Presented
- Gas Central Heating

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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