Asking Price: Offers In Excess Of £800,000

Rectory Park | Sanderstead | Surrey | CR2 9JN

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**ONLY TWO PLOTS REMAININGS **

A collection of beautifully crafted three-bedroom new-build homes, combining contemporary design, energy efficiency, and exceptional attention to detail. Set within a secure gated development, these homes offer modern living with comfort, style, and peace of mind at their core.

Each home offers a high specification throughout, with bright and airy interiors designed to maximise natural light. Clean architectural lines, premium materials, and a carefully considered layout creating welcoming, practical homes perfectly suited to modern lifestyles.

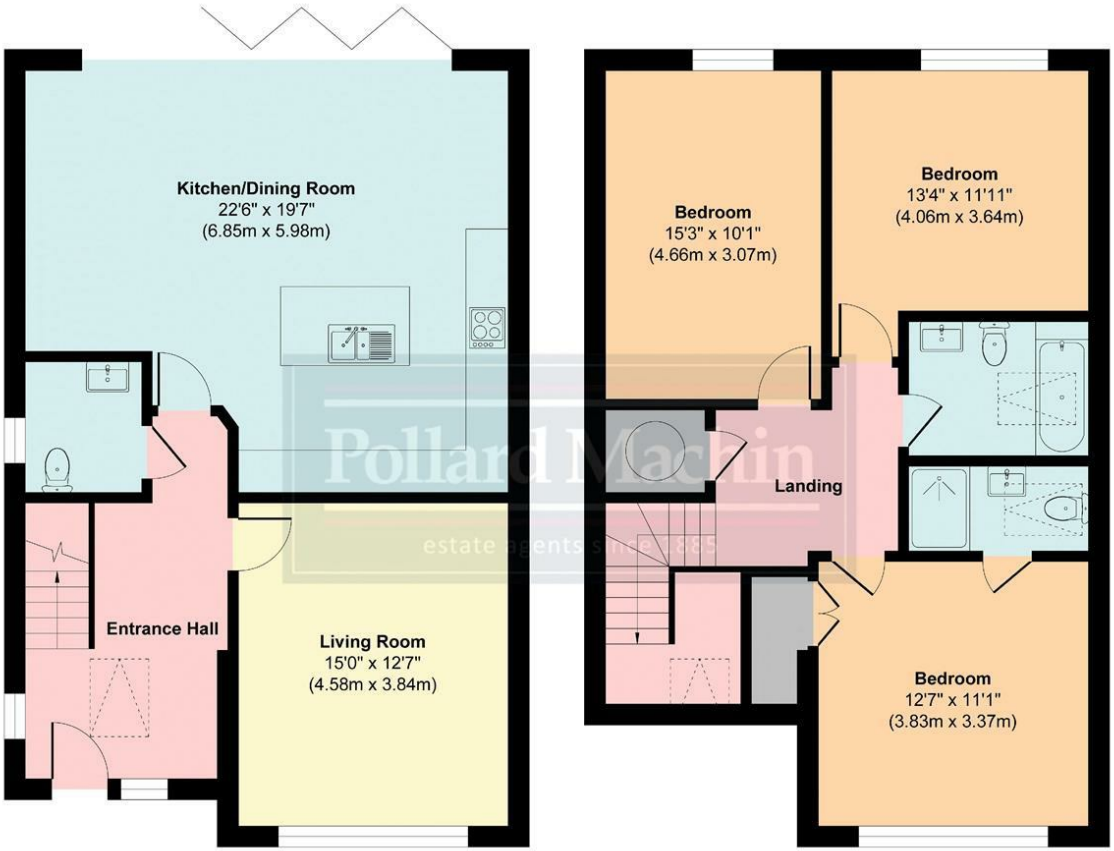
Karndean luxury flooring with underfloor heating flows seamlessly throughout the ground floor. The heart of each home is the beautifully appointed shaker-style kitchen, featuring five-piece foil finished cabinetry with soft-close drawers and cupboards. Quartz worktops provide a sleek, durable finish, complemented by a stylish 4-in-1 tap delivering hot, cold, boiling and filtered water along with a wine cooler.

A separate utility area offers additional storage and practicality. Bathrooms and en-suite shower rooms are finished with elegant porcelain tiling and contemporary fittings.

Each home benefits from a private landscaped rear garden, ideal for relaxing or entertaining. Paved patio areas extend the living space outdoors, while practical additions such as an external tap and power point add everyday convenience. Block-paved driveways provide off-street parking,

Secure gated entrance serving the development, integrated intercom system for controlled access, EV charging provision and high-speed broadband and TV points.

Each home is backed by a new-build structural warranty, alongside manufacturer warranties on appliances.



Rectory Park, Sanderstead CR2

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 show.
Plan produced by AR Net Media-www.arnetmedia.uk

Key Features:

- New Build
- Secure gated entrance serving the development
- Karndean luxury flooring throughout the ground floor
- Private landscaped rear gardens
- Block-paved driveways
- Off-street parking
- New-build structural warranty
- Energy-efficient air source heat pump heating system
  Underfloor 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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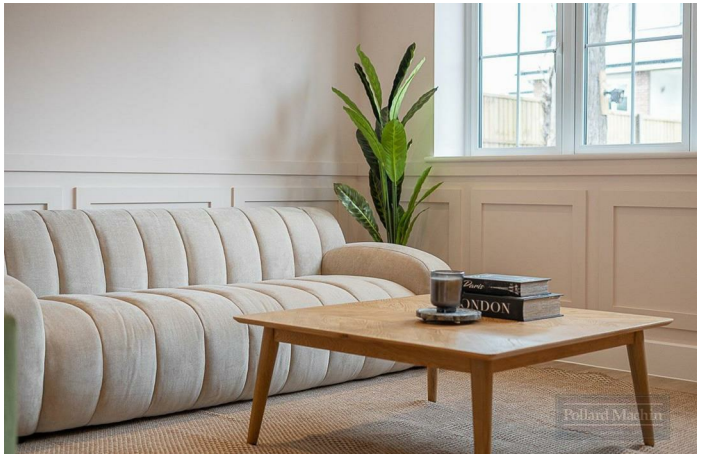

Viewings strictly by appointment only

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