

Asking Price: Asking Price £1,000,000

Barnfield Road | Sanderstead | Surrey | CR2 0EY

Pollard Machin

estate agents since 1885

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An exceptional five-bedroom family home offering approximately 2,820 sq ft of beautifully proportioned accommodation, an impressive principal suite and a generous garden. Offered to the market chain free.

This spacious detached home offers an outstanding amount of living and entertaining space, perfectly suited to modern family life. Arranged over three floors and extending to approximately 2,820 sq ft, the property combines impressive proportions with a particularly appealing layout.

The ground floor is centred around two exceptional living spaces. A huge reception room provides an ideal setting for both relaxed family living and entertaining, while the spacious kitchen/dining room enjoys wonderful views across the generous rear garden. A ground floor WC and useful utility room add further practicality.

There are five well-proportioned bedrooms arranged across the upper floors and three bathrooms. The impressive principal bedroom occupies the entire top floor, creating a wonderful sense of privacy and separation. This space incorporates an en-suite bathroom, a dedicated jacuzzi room and a separate walk-in wardrobe.

Outside, the large rear garden provides plenty of space for children, outdoor entertaining and relaxation.

The location is particularly appealing for families, with an excellent selection of schools nearby, including Ridgeway Primary School, Atwood Primary Academy, Gresham Primary School, Riddlesdown Collegiate and the highly regarded independent schools Croydon High School for Girls and Whitgift School.

Commuters are also well catered for, with Sanderstead and Purley Oaks railway stations providing connections into central London, including London Bridge and London Victoria, as well as convenient links to East Croydon and the wider transport network. EPC rating: C. Council Tax band: F









Barnfield Road, CR2

Approximate Gross Internal Area
(Including Garage)
Ground Floor = 130.6 sq m / 1406 sq ft
First Floor = 89.0 sq m / 958 sq ft
Second Floor = 42.5 sq m / 457 sq ft
Total = 262.0 sq m / 2820 sq ft



= Reduced headroom below 1.5 m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID474583)

Key Features:

- Five double bedrooms
- 2,820 sq ft over three floors
- Impressive principal bedroom with jacuzzi room, en-suite and walk in wardrobe
- Chain-free sale
- Large reception and spacious kitchen / dining room
- Garage and driveway
- Desirable local schools

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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