



East Hill, South Croydon, CR2 0AL

Offers in excess of



MONOCHROME | HOMES

PROPERTY SUMMARY

OVERVIEW

Merriments; A stunning large 4 double bedroom detached family home with garage, off street parking and so much more. Situated in the sought after location of Sanderstead on a private no through road. A real gem.

Overview

An incredible opportunity to acquire a stunning detached family home. Boasting 4 double bedrooms, 2 reception rooms plus an additional study, this home encapsulates every element of idyllic family living. On approach to the property, there is a large driveway with ample parking for 3+ cars, an electric vehicle charging point, and adjacent sizeable front garden, looking onto the pretty well presented imposing family home. The welcoming porch is perfect for kicking off your shoes, before entering the spacious, bright hallway. Off the hallway there are 2 well-presented substantial reception rooms, downstairs washroom and toilet, a study/playroom and fully integrated generous kitchen overlooking the garden with further a utility room. On the first floor there is a large, open and bright landing space, where you will find 4 double bedrooms of generous proportion, with a further family bathroom and separate toilet. The master bedroom features a stunning bay window overlooking the mature, attractive front garden and out across to Purley Beeches, together with plentiful built-in wardrobes. There is also the addition of a detached garage, offering a great opportunity to store vehicles, potential to convert to a study/workshop or even additional living space (STTP). Surrounded by well-groomed hedges, the garden is a fantastic space to relax and unwind in your own privacy and enjoy the British summer entertaining guests.

Location

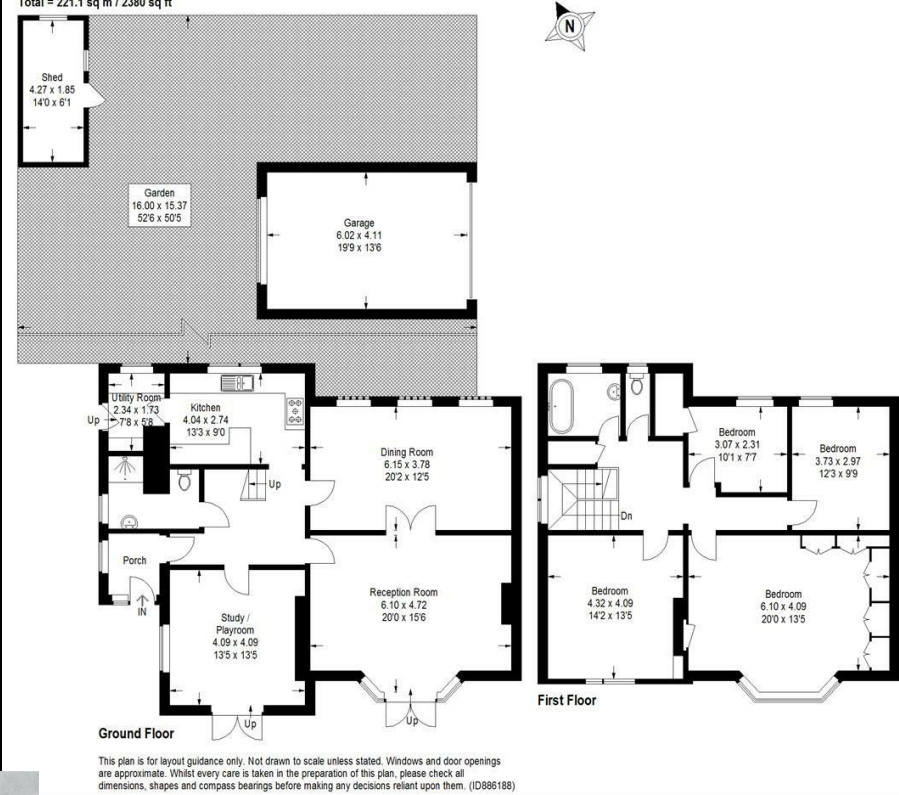
Merriments is set on the corner of Sanderstead Road and East Hill; a prestigious no-through road located within easy reach of both Sanderstead and Purley Oaks stations with great connections into London. There are a number of local facilities, ideal for extra-curricular activities, including a choice of tennis, golf and cricket clubs, schools, churches, with walks around Wettem Gardens and Purley Beeches. There are numerous bus routes into Croydon and the surrounding areas, together with Sanderstead village, having a full-sized Waitrose store and the local Elmfield Way parade of shops.

Disclaimer

"These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested."

East Hill, CR2

Approximate Gross Internal Area
 Ground Floor (Excluding Shed)
 106.1 sq m / 1142 sq ft
 First Floor = 89.5 sq m / 963 sq ft
 Garage = 25.5 sq m / 275 sq ft
 Total = 221.1 sq m / 2380 sq ft



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus)	A		Very environmentally friendly - lower CO ₂ emissions		
(81-91)	B		(92 plus)	A	
(69-80)	C		(81-91)	B	
(55-68)	D		(69-80)	C	
(39-54)	E		(55-68)	D	
(21-38)	F		(39-54)	E	
(1-20)	G		(21-38)	F	
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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