



4 Briton Hill Road, Sanderstead, Surrey, CR2 0JL

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4

Briton Hill Road
Sanderstead
Surrey CR2 0JL

£1,200,000

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Beautifully Presented Four Bedroom Detached Family Home with Landscaped Garden, Carriage Driveway & Two Garages. EPC Rating C. Council Tax Band G.

This impressive four-bedroom detached family home is situated on a highly sought-after residential road and has been recently modernised by the current owners, offering stylish, well-appointed accommodation throughout. The property enjoys a generous plot with a stunning south-facing garden, ample off-street parking and excellent potential to either extend (has approved planning permissions & consents) Or develop an additional independent house of 1600+ sq.ft (planning permission is work in progress).

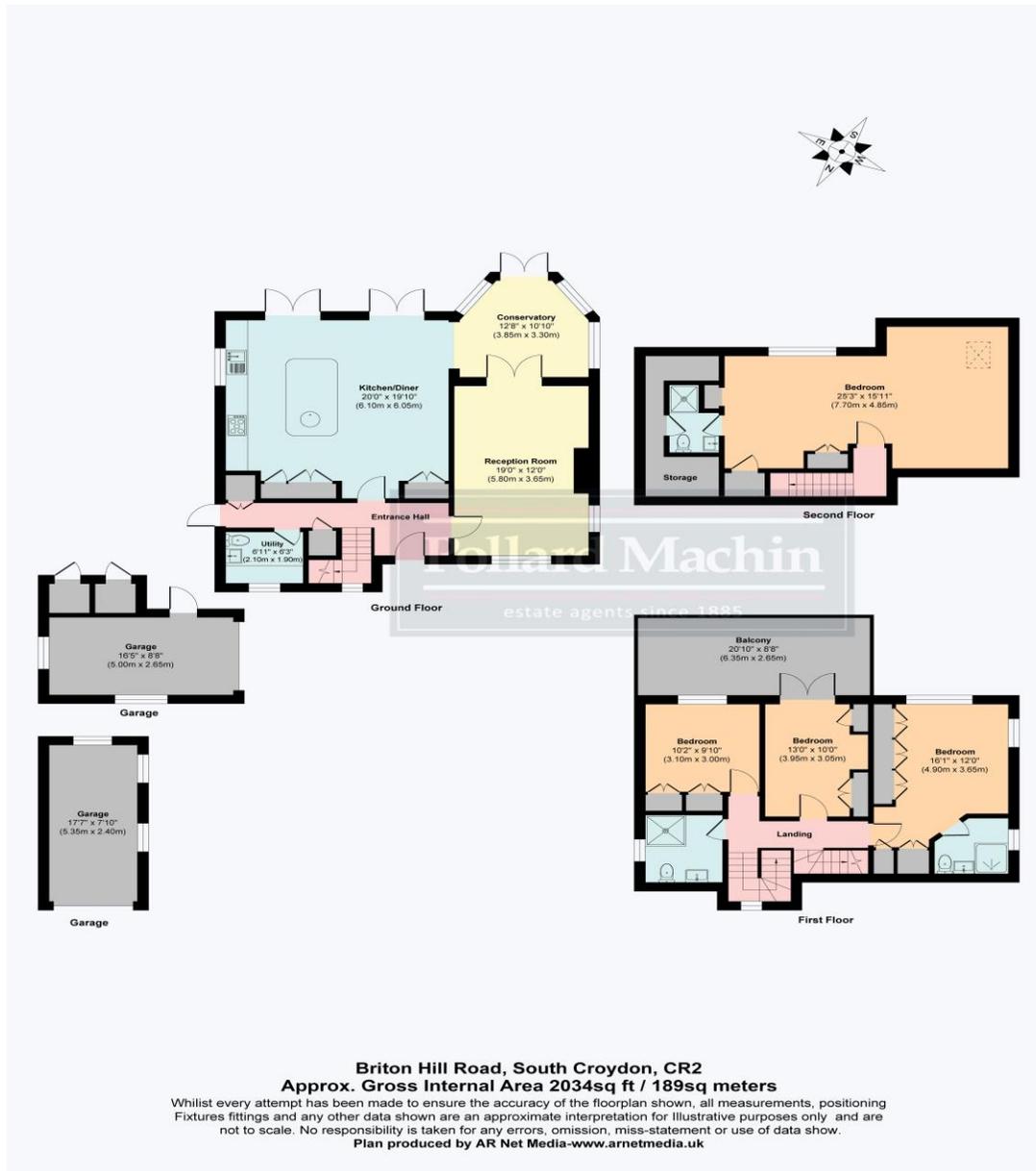
The ground floor is entered via a spacious reception hall with built-in storage, leading to a bright triple-aspect reception room with a feature fireplace and double doors opening into a conservatory overlooking the rear garden, creating an ideal space for relaxing or entertaining. The heart of the home is the impressive open-plan kitchen/dining room, beautifully arranged with modern fitted units, integrated appliances and glazed doors opening onto the patio and garden beyond. A utility room and cloakroom provide additional practicality.

The bedroom accommodation is arranged over two upper levels, providing flexibility for family living. The principal bedroom suite is particularly generous and benefits from fitted wardrobes and en suite, while a further large guest bedroom enjoys its own en-suite shower room. Two additional bedrooms are served by a well-appointed family bathroom with separate shower.

Externally, the property continues to impress with a beautifully landscaped south-facing rear garden, featuring a large patio area ideal for outdoor dining, mature planting and a substantial side plot extending to approximately 38 feet with convenient side access. To the front, a carriage driveway provides extensive off-street parking and leads to two detached garages, offering excellent storage or workshop potential. Further benefits include gas central heating with underfloor heating for entire ground floor and double glazing throughout.

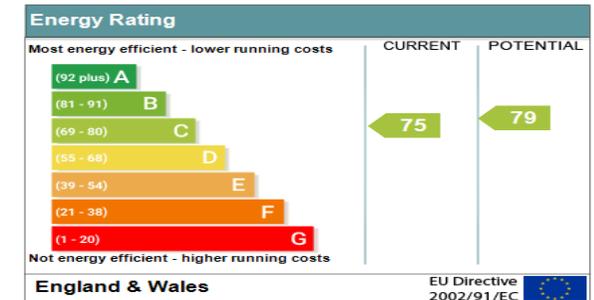
Briton Hill Road is a desirable residential location just off Sanderstead Hill, conveniently positioned for Sanderstead Village and its picturesque pond, a selection of well-regarded local schools including Gresham, Atwood and The Ridgeway, as well as Sanderstead and Purley Oaks stations providing services into London. A range of local amenities including Waitrose, sports clubs and bus routes serving Croydon, Purley, Selsdon and Warlingham are also easily accessible.





Briton Hill Road, South Croydon, CR2
Approx. Gross Internal Area 2034sq ft / 189sq meters
 Whilst 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.
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Address: 4 Briton Hill Road, SOUTH CROYDON, CR2 0JL
RRN: 0360-2835-9570-2806-4911



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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