



3 Cranleigh Gardens, Sanderstead, Surrey, CR2 9LD

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Cranleigh Gardens Sanderstead Surrey CR2 9LD

£750,000

An Attractive Four-Bedroom Semi-Detached Home in the Heart of Sanderstead Village boasting Approx. 1,601 sq. ft. EPC Rating D. Council Tax Band F.

Situated in a quiet and highly regarded residential road, this spacious four-bedroom semi-detached family home offers flexible accommodation arranged over two floors, just moments from the amenities, green spaces and excellent transport links of Sanderstead Village.

Beautifully proportioned throughout, the property combines generous reception areas with well-balanced bedroom accommodation, making it ideal for growing families, home workers or those seeking adaptable living space.

Ground Floor

The welcoming entrance hall leads through to a superb front reception room, flooded with natural light and featuring an attractive bay window — an ideal formal living space or family lounge. To the rear, a separate dining room provides an excellent setting for entertaining and family meals, with easy access to the well-appointed kitchen, offering ample storage and worktop space. A useful utility room sits adjacent, adding practicality and keeping everyday chores neatly out of sight. Completing the ground floor is a versatile bedroom/study, perfect for home working, guest accommodation or multi-generational living.

First Floor

The first floor hosts four well-proportioned bedrooms, including a particularly generous principal bedroom with bay window. The remaining bedrooms offer excellent flexibility for children, guests or further home-office use. A family bathroom serves the first floor, accessed via a central landing that maintains a bright and airy feel throughout.

Location

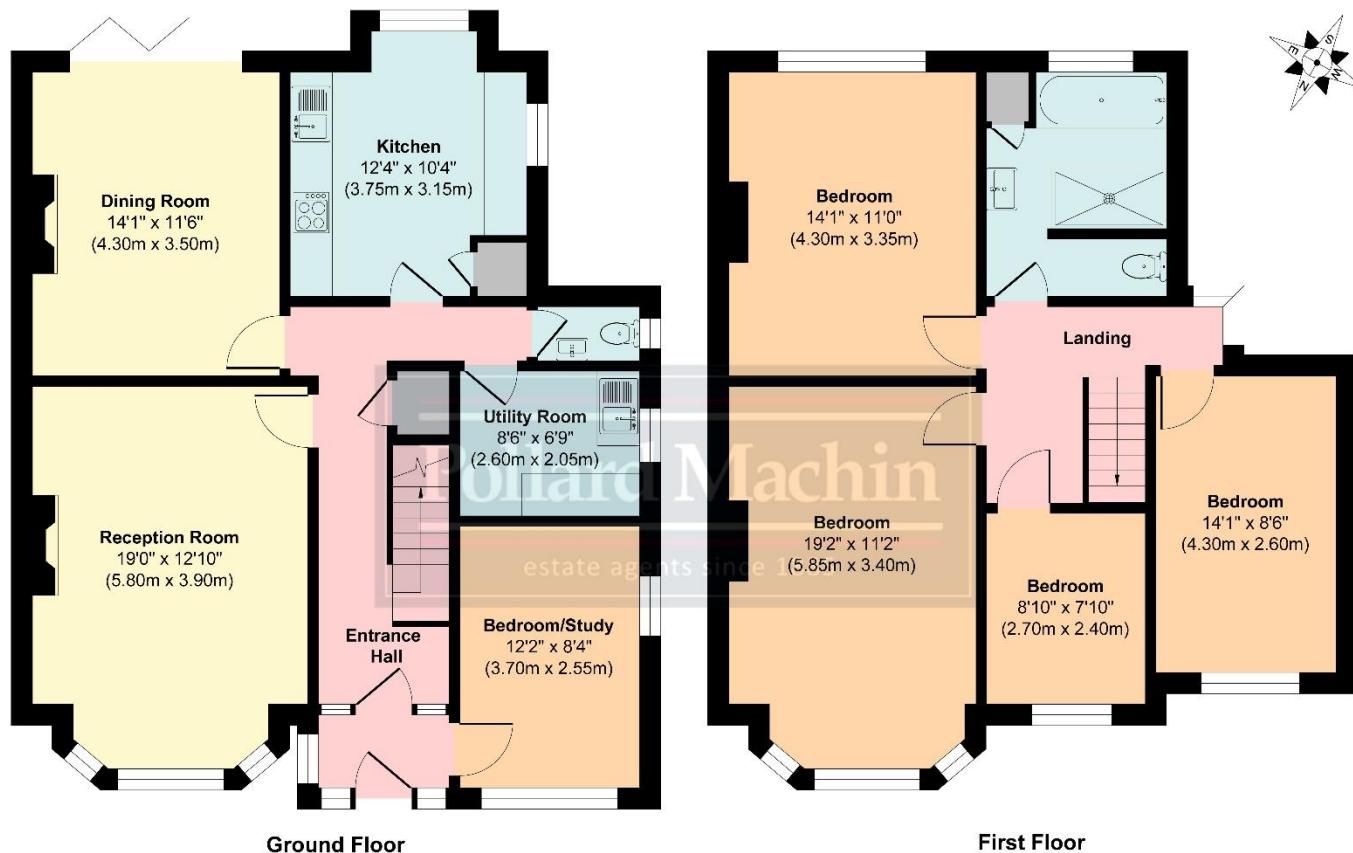
Perfectly positioned in the heart of Sanderstead Village, the property enjoys easy access to local shops, restaurants, reputable schools and beautiful open spaces. Sanderstead and Purley Oaks stations provide regular services into Central London, making this an ideal choice for commuters seeking a balance of village life and city connectivity.

This is a rare opportunity to acquire a substantial and versatile home in one of Sanderstead's most sought-after locations.

Early viewing is highly recommended.



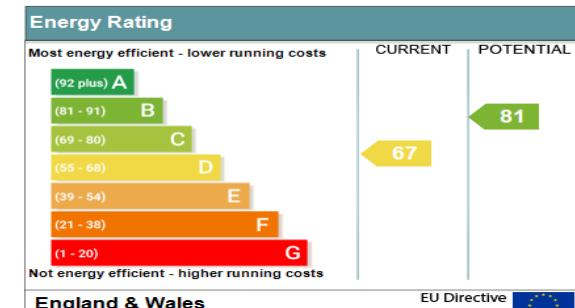
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Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data shown.

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

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 RRN: 2589-3058-2209-7656-5200



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.



Viewings Strictly by Appointment Only

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