



20A Rectory Park, Sanderstead, Surrey, CR2 9JN

**Pollard Machin**

estate agents since 1885



20A  
Rectory Park  
Sanderstead  
Surrey CR2 9JN

Offers Over £825,000

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- An Exclusive Collection of Luxury Three-Bedroom Homes
- Private Close
- Secure Gated Entrance
- Parkside Location with Exceptional Views
- High Specification
- 

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. High-quality Bosch integrated appliances are included, along with a wine cooler for effortless entertaining. 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—offering reassurance and confidence for years to come.





### Rectory Park, Sanderstead CR2

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.

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