



RAYNERS
TOWN & COUNTRY

RIDGE LANGLEY
SANDERSTEAD, SOUTH CROYDON, SURREY, CR2 0AS

124 RIDGE LANGLEY

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Guide Price £720,000

Discover your dream family home in this well located no-through road. This contemporary detached house of striking design boasts four double bedrooms, ideal for a growing family and features a secluded South West facing garden, perfect for outdoor entertaining. The property is well located for both modern conveniences and outdoor living. A local bridleway links to ancient woodlands and picturesque green belt perfect for family walks and outdoor adventures. Modern Convenience is at your fingertips with an electric charging port and ample driveway parking for at least two cars. The property is very well presented and has the added luxury of solid oak floors and doors throughout together with recently renovated bathrooms complete with Aqualisa showers. The accommodation offers flexible space and comprises to the ground floor a dual aspect, bright and modern fitted kitchen/dining room with a separate utility room from which you can access the double garage. There is also a downstairs cloakroom, study and light and airy lounge with direct access to the garden. The first floor accommodation provides four double bedrooms all with fitted wardrobes. The main bedroom benefits from a well appointed en-suite shower room and additionally there is a full family bathroom. Whether its a cozy movie night in the comfortable living room; cooking up a meal on the Rangemaster cooker for a gathering in the open plan kitchen/dining areas, or working from home in the bright home office this property caters to every occasion.

To the rear of the property is the south west facing garden with a level patio area and a raised lawn.. There is a further lawned area to the front of the property as well as a driveway. There is also potential to extend stpp.

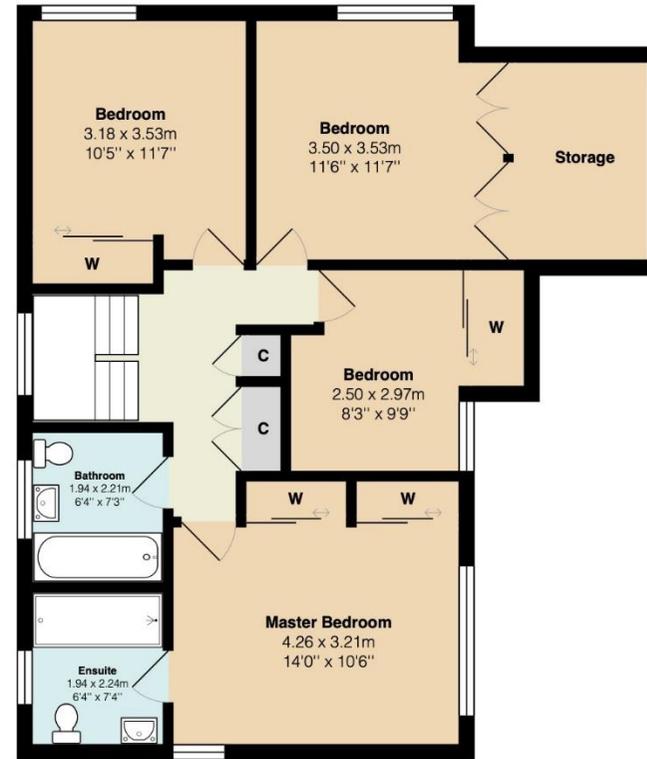
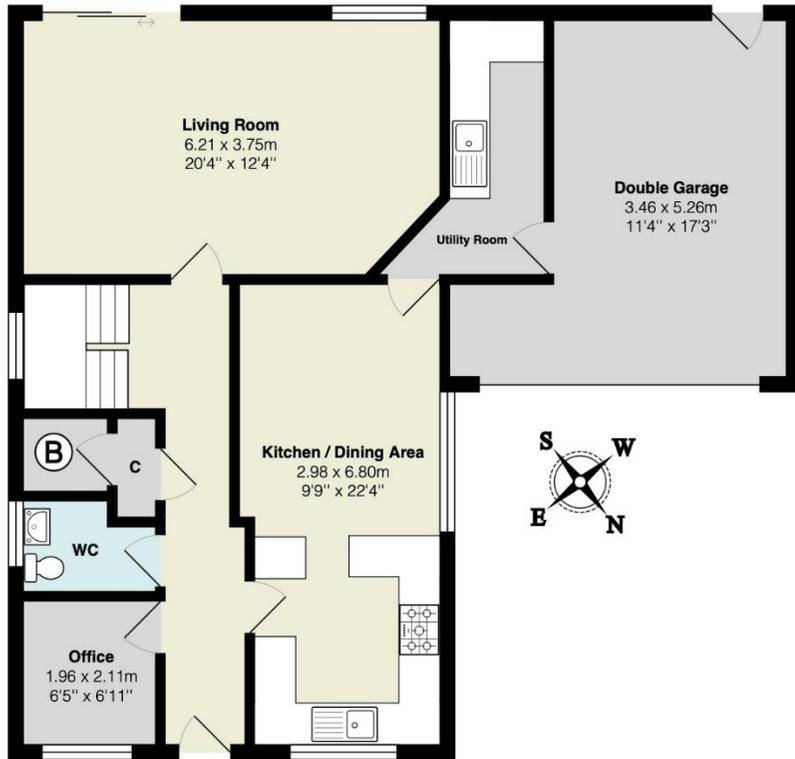
There are numerous bus services in the local area as well as the tram link and railway stations at Sanderstead, South Croydon, East Croydon and Purley Oaks. The catchment area includes highly regarded schools at both secondary and primary level and in both private and state sectors. In our opinion this really is a fabulous house. Don't miss your chance to make it yours !







124 Ridge Langley



Total Area: 144.2 m² ... 1552 ft² (excluding double garage, storage)

All measurements are approximate and for display purposes only

Tenure: Freehold **Local Authority:** Croydon Council

Council Tax Band: G

EPC Rating: D

VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT

www.raynersproperties.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. R772

Sales
01883 622 258
Enquiries@raynersproperties.com

Lettings
01883 622 244
Enquiries@raynersletting.com

Land & New Homes
01883 744 344
Warlingham@raynersproperties.com

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