



HYDE ROAD, SANDERSTEAD

### REDUCED TO SELL

3 bed semi-detached in Sanderstead. Riddlesdown Station.

Stunning garden and patio area.

Brand new heating system and boiler.

Huge family space and a separate office and garage that would work as a home gym.

**SSTC**







3 bed semi-detached house in Sanderstead. Ready to move straight into.

Current owner has fully replastered and redecorated, installed new heating system and boiler. Excellent transport links and in demand school catchment.

Welcome to this beautifully presented family home, perfectly combining generous living spaces, modern finishes, and the added bonus of a detached office and garage – ideal for today's lifestyle.

On the ground floor, a welcoming hallway leads into a spacious and light-filled living room with a charming bay window, creating a warm and inviting atmosphere for both everyday living and entertaining.

To the rear of the property sits the true heart of the home – a stunning open-plan kitchen and dining space, finished in crisp white with stylish wood accents.

Bathed in natural light from large windows and doors opening onto the garden, this is the perfect setting for family meals, gatherings with friends, or simply enjoying the sunshine throughout the day.

Completing the ground floor is a useful utility room and a convenient downstairs WC.

The first floor offers three well-proportioned bedrooms, including a generous master, alongside a sleek and contemporary family bathroom.

Each room feels bright and airy, with plenty of natural light enhancing the sense of space and comfort.

Adding to its appeal, this property benefits from a separate building comprising a garage and a versatile office space. Whether you're working from home, need a creative studio, or simply want additional storage, this flexible space provides endless possibilities.

With approximately 123.3 m<sup>2</sup> (1327 ft<sup>2</sup>) of accommodation, this home offers the perfect blend of character, style, and practicality.

Located in a sought-after area, residents will enjoy excellent access to local schools, parks, shops, and a range of transport links, making this a fantastic choice for families and commuters alike.

**VENDORS COMMENTS:** 'We knew before we even walked through the door that this was going to be our home. It's on such a friendly road with lovely neighbours, and the views from the windows are beautiful. Over the years we've loved making memories here, hosting family and friends, and enjoying the large garden — it's been such a gift to step straight outside and soak up the sunshine. This is where we became a family, and it will always hold a special place in our hearts.'

Sanderstead Railway will take you to London Victoria -23 min or London Bridge - 25mins.

An excellent selection of schools to attend, including: Gresham Primary, Atwood Primary and Riddlesdown Collegiate - Secondary.

Take a tour with Hallways' exclusive 3D VR File and get in touch to book your in person viewing. [hello@@hallwaysproperty.uk](mailto:hello@@hallwaysproperty.uk)

Council Tax Band: E (Croydon)

Tenure: Freehold

Parking options: Garage

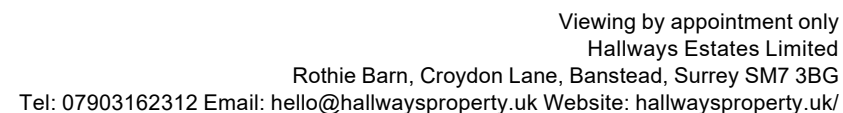


#### Garden details: Rear Garden

- 3 Bedroomed Semi Detached
  - Riddlesdown Station
  - Stunning Kitchen Extension
  - Outstanding school catchment
  - Brand new heating system and boiler
  - Leafy Sanderstead location
  - Seperate Home Office
  - Detached garage
- Stylish Decor
  - Superb Family Home
  - 15 Min walk to Sanderstead Railway
  - Gorgeous rear garden
  - Lovely Views
  - Loft Potential STPP
  - Utility Room







Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.