



11 Sandilands, Whitgift Estate, Croydon
Price £1,250,000 FREEHOLD

11 Sandilands

Whitgift Estate, Croydon

A unique and imposing, Art Deco style, four/five bedroom, four bath/shower room, three reception room, detached family residence, offering further extension potential stpp. Located in a premier road within the sought after Whitgift Foundation Estate, within walking distance of Sandilands tram stop and easy reach of East Croydon station and Trinity school. Reception hall, down stairs shower room, double aspect living room with fireplace and French doors overlooking rear garden, double aspect dining room/study with bay window overlooking front garden, double aspect sitting/garden room with sliding glass doors to rear paved terrace and garden, 22' fully fitted kitchen/breakfast room with bay window overlooking rear garden, separate utility room with secondary front door. Attractive staircase to bright and spacious landing, door to terrace overlooking front garden, principal bedroom with fitted wardrobes, door to balcony and en-suite bathroom, three further double bedrooms, family bathroom, separate family shower room. Stairs from bedroom two to second floor office/bedroom five with door to large Attic (31'7 × 25'7) offering conversion potential stpp.

- UNIQUE AND IMPRESSIVE FOUR/FIVE BEDROOM DETACHED FAMILY RESIDENCE OFFERING FURTHER EXTENSION POTENTIAL STPP
- FOUR BATH/SHOWER ROOMS
- THREE RECEPTION ROOMS
- SET ON A BOLD YET SECLUDED CORNER PLOT WITH A DRIVEWAY AND INTEGRAL GARAGE
- LARGE LANDSCAPED GARDENS TO BOTH FRONT & REAR, WITH SECLUDED SOUTH FACING REAR GARDEN
- WITHIN EASY REACH OF TRAM LINK, EAST CROYDON STATION AND TRINITY SCHOOL
- COUNCIL TAX BAND H - EPC - D





Approximate Gross Internal Area 3821 sq ft - 354 sq m (Including Garage)

Ground Floor Area 1650 sq ft – 153 sq m

First Floor Area 1273 sq ft – 118 sq m

Second Floor Area 898 sq ft – 83 sq m



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PROPERTY AGENTS

For clarification purposes, we wish to inform prospective purchasers that these details have been prepared as a general guide only. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and generally to maximum dimensions and should not be relied upon for carpets or furnishings. Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows and room sizes are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should only be used as such.