



Shaw House, Shaw Crescent, Sanderstead, CR2 9JB

Offers In Excess of £1,150,000

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PROPERTY AGENTS

Shaw House

Shaw Crescent, Sanderstead, CR2 9JB

An impressive, five bedroom, two bath/shower room, three/four reception room detached family home, with additional ground floor annex potential subject to planning permission. Located in a sought after Sanderstead village road, within walking distance of local shops, Gresham primary school, Sanderstead, Riddlesdown and Purley Oaks stations. Entrance hall, WC, triple aspect living room with fireplace and French doors to double glazed conservatory, sitting room with bay window overlooking front garden, fully fitted kitchen/breakfast room with French doors to rear paved patio, open plan to family room. Stairs to first floor landing, principle bedroom with dressing room area and en suite shower room, four further bedrooms, large family bathroom. Well screened from the road by a brick wall and evergreen laurel hedge, pillared entrance to sweeping block paved in & out driveway leading to large double garage. Secluded level rear garden.

- IMPRESSIVE FIVE BEDROOM DETACHED HOUSE SITUATED IN PREMIER SANDERSTEAD VILLAGE LOCATION
- TWO BATH/SHOWER ROOMS
- THREE/FOUR RECEPTION ROOMS
- IN & OUT BLOCK PAVED DRIVEWAY LEADING TO INTEGRAL DOUBLE GARAGE, WHICH COULD BE CONVERTED TO A GROUND FLOOR ANNEX IF REQUIRED STPP
- APPROXIMATELY 10 MINUTES WALK TO SANDERSTEAD VILLAGE SHOPS AND GRESHAM PRIMARY SCHOOL
- SANDERSTEAD, RIDDLESDOWN & PURLEY OAKS STATIONS ARE 4 MINUTES DRIVE OR 20 MINUTES WALK
- COUNCIL TAX BAND G - EPC - E



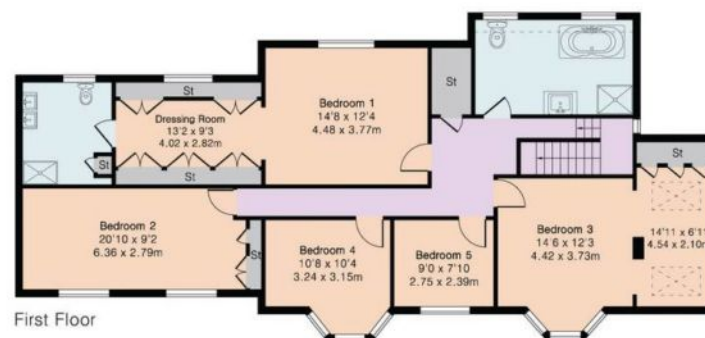


**Approximate Gross Internal Area 3070 sq ft - 285 sq m
(Including Garage)**

Ground Floor Area 1304 sq ft - 121 sq m

First Floor Area 1356 sq ft - 126 sq m

Garage Area 410 sq ft - 38 sq m



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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.