



4 Chynham Place, Sanderstead, South Croydon, CR2 0JZ

Offers in Excess of £1,100,000 Freehold

**ShineRocks**  
PROPERTY AGENTS

# 4 Chynham Place

Sanderstead, South Croydon

A well presented, five double bedroom, four bath/shower room, three/four reception room, detached family residence, situated in a private gated community, built to the highest standard by Jarvis Homes in 2012. Located within easy walking distance to both Sanderstead and Purley Oaks stations and local shops. The property is uniquely accessed at street level via the integral double garage and side door, offering annex potential if required. Steps to front door, entrance hall, video entry system controlled via app, WC, coats cupboard, study, large double aspect living room with fireplace, French doors and Juliet balcony, double aspect fully fitted kitchen/breakfast room with bi-fold doors to rear paved patio, dining area with French doors to rear garden. Stairs to lower ground floor/basement level, media room/gym, large utility room, door to integral double garage, bedroom five with en-suite shower room, door to side entrance offering self contained annex potential. Stairs to first floor, principal bedroom with fitted wardrobes and en-suite, bedroom two with en-suite, two further bedrooms, family bathroom. NO CHAIN. CGI images used to show the property furnished.

- FIVE DOUBLE BEDROOMS
- FOUR BATH/SHOWER ROOMS
- THREE/FOUR RECEPTION ROOMS INCLUDING MEDIA ROOM/GYM
- FLEXIBLE ACCESS VIA INTEGRAL DOUBLE GARAGE, SIDE PATHWAY OR STEPS TO FRONT DOOR
- GATED COMMUNITY WITH BLOCKED PAVED DRIVEWAY, SECLUDED FULLY FENCED REAR GARDEN
- EASY WALKING DISTANCE OF SANDERSTEAD AND PURLEY OAKS STATIONS & LOCAL SHOPS
- EPC - G
- COUNCIL TAX BAND - G





**Approximate Gross Internal Area 3198 sq ft - 297 sq m  
(Including Garage)**

Basement Area 771 sq ft – 72 sq m  
Ground Floor Area 1112 sq ft – 103 sq m  
First Floor Area 992 sq ft – 92 sq m  
Garage Area 323 sq ft – 30 sq m



## ShineRocks Estate Agents

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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.