

# Payne & Co.



## 5 The Hey Sanderstead Road

Sanderstead South Croydon CR2 0AJ

£1,750 Per Calendar Month



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## Situation

The Hey is situated on Sanderstead Road which offers convenience for professional tenants. For the commuter it is just a short walk to both Sanderstead Station 0.4 miles and Purley Oaks Station 0.8 miles both offering frequent and direct services to Victoria and London Bridge in approximately 25 minutes. Sanderstead Village with its array of local amenities can be reached by the 403 bus route, or a short drive. The 403 bus stops in close proximity to The Hey.

Sanderstead Village itself has a wide variety of shops including popular restaurants, a Post Office, Costa Coffee, Cook, dry cleaners, barbers, hairdressers, opticians, a Waitrose supermarket, Sanderstead recreation ground, the Gruffy and village pond, together with tennis, cricket, bowls and golf clubs nearby.

The area qualifies for the London Freedom Pass. The beautiful open space of Purley Beeches is just a short walk away and the Wettern Tree Gardens too both via a public footpath between Sanderstead Road and Purley Oaks Road. Sanderstead Library is a 10 minute walk away. 7 minutes further on, by bus, the 403 takes you to another old English Village, Warlingham with its own restaurants and pubs, right on the border with open country. Purley Beeches is perfect for dog walkers. It has tennis courts, an allotment and there are seating areas at the Wettern Garden which is next to Purley Beeches. For the golfers there are several clubs to choose from, the

nearest being the very scenic Purley Downs Golf Club and course which is within 5 minutes driving distance away. There is a bus service on Purley Downs Road which takes you to Purley where there is another station with direct links to Gatwick (20 mins approx) and central London.

## Location/Directions

Sat Nav CR2 0AJ

From Sanderstead Village take the second exit off the roundabout. Continue down Sanderstead Road for 0.7 mile. The Hey is on the left opposite East Hill.

## To Be Let

A good size ground floor two bedroom apartment with the benefit of a garage, new boiler and recent rewiring. The property forms part of a small select development in a secluded and private setting with accommodation comprising; 2 bedrooms, kitchen, living/dining room, bathroom, separate cloakroom, private long rear balcony overlooking the large rear communal garden. Externally the property benefits from a larger than average garage which can easily fit even the largest of cars. The allocated parking space for a second car is directly outside the garage and there is also use of the large communal garden.

## Front Door to the Side of the Property

Leading to;

## Hallway

Built-in cupboard and further cupboard housing hot water tank, doors to;

Tel: 01883 712261

### **Cloakroom**

Side aspect double glazed frosted window, white close coupled w.c, wash hand basin, mirrored wall cupboard, part tiled walls.

### **Kitchen**

Front aspect double glazed Georgian style window with roller blind, modern range of base drawers and cupboards with matching wall mounted cupboards, work surfaces with stainless steel one and a half bowl single drainer sink unit with mixer tap, brand new integrated oven with gas hob over, stainless steel cooker hood above, appliances of upright fridge/freezer, washer/dryer and dishwasher, cupboard housing new boiler, part tiled walls, wood effect flooring.

### **Bedroom One**

Front aspect double glazed Georgian style window, built-in bedroom suite of wardrobe cupboards with over bed storage and bedside cupboards, wood effect flooring.

### **Living/Dining room**

Rear aspect double glazed window and door

leading to large private balcony with wrought iron railing.

### **Bedroom Two**

Rear aspect double glazed window with pleasant outlook over rear garden with built-in desk unit, high level storage and wardrobe cupboard, carpet.

### **Bathroom**

Side twin aspect double glazed frosted windows, modern fitted bathroom incorporating walk-in shower, wash hand basin with storage, wall mounted mirrored cupboard, heated towel rail, fully tiled walls and tiled floor.

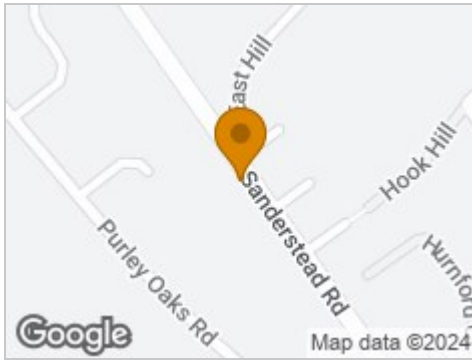
### **Outside**

Communal grounds surround the property, mainly laid to lawn with an abundance of mature shrubs and trees and parking area to the rear. There is a larger than average size garage with shelves and storage cupboards. Parking for a second car directly outside the garage with visitor parking and an attractive large rear garden.

### **Croydon Council Tax Band C**



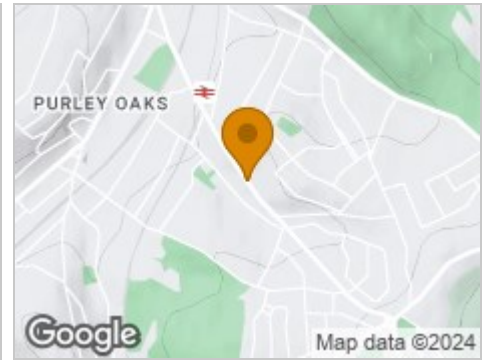
## Road Map



## Hybrid Map



## Terrain Map



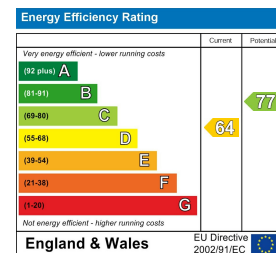
## Floor Plan



## Viewing

Please contact our Payne & Co. Office on 01883 712261 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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