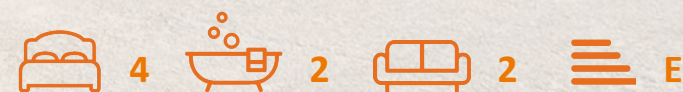




35 Tindale Close
Sanderstead, CR2 0RT

Guide Price £565,000



35 Tindale Close

Sanderstead, CR2 0RT

Guide Price £565,00 - £585,000

Tucked away within a peaceful cul-de-sac backing directly onto the beautiful open spaces of Purley Beeches, this beautifully presented four-bedroom semi-detached home offers generous family living, a fantastic rear garden and a location that perfectly balances tranquillity with everyday convenience.

Stepping inside, you're welcomed by an entrance hall with a convenient downstairs WC, before the space opens into a well-appointed kitchen offering ample storage and workspace. From here, the home flows naturally into the separate dining room before leading through to the spacious living room, where doors open onto the garden, creating a wonderful setting for both everyday family life and entertaining.

Upstairs, there are four well-proportioned bedrooms, including a generous principal suite complete with built-in wardrobes and an en-suite shower room. A contemporary family bathroom serves the remaining bedrooms, with the flexible layout perfectly suited to modern family life.

Outside, the rear garden has been designed with entertaining in mind. A covered patio provides the perfect spot for outdoor dining whatever the weather, while the bar area and included hot tub create an inviting space to relax with friends and family. A tandem garage and private driveway complete the property, offering excellent parking and additional storage.

Backing directly onto the 17-acre Purley Beeches, residents can enjoy beautiful woodland walks, tennis courts and open green space right on the doorstep. Sanderstead, Purley Oaks and Purley stations are all within easy reach, providing fast and frequent services into Central London, while a fantastic selection of highly regarded schools makes this an exceptional location for families.

Offering spacious accommodation, fantastic entertaining space and a peaceful setting within one of Sanderstead's most desirable locations, this is a home ready to be enjoyed for many years to come.





Living Room
11'1" x 18'7" (3.4m x 5.67m)

Dining Room
8'2" x 18'8" (2.49m x 5.69m)

Kitchen
7'3" x 18'5" (2.22m x 5.63m)

WC
2'8" x 5'8" (0.82m x 1.75m)

Landing
2'11" x 3'9" (0.91m x 1.16m)

Bedroom
11'3" x 9'3" (3.44m x 2.82m)

Shower Room
2'8" x 6'5" (0.83m x 1.98m)

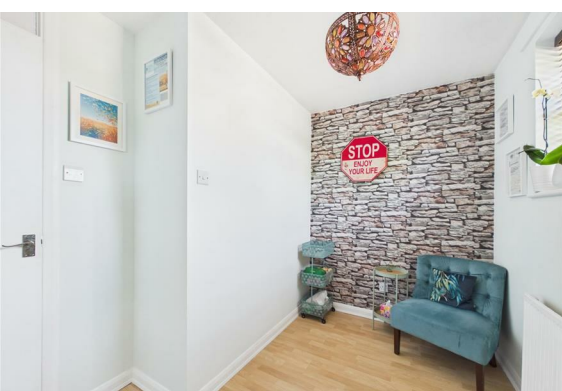
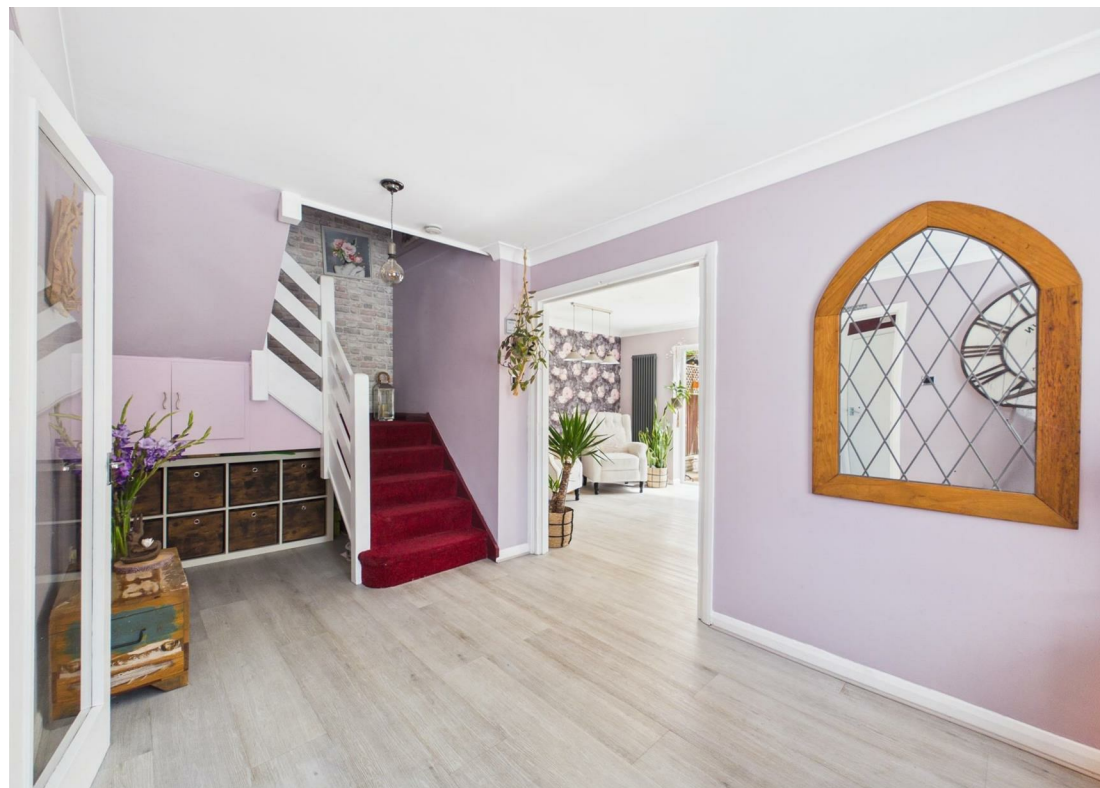
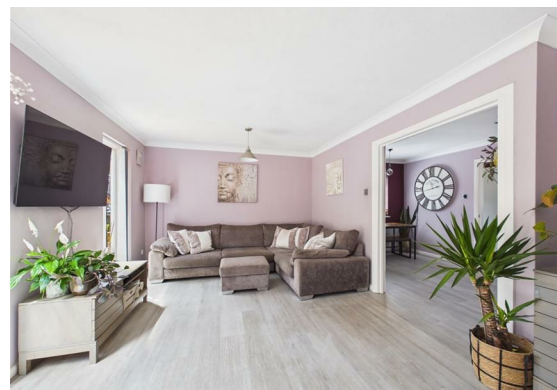
Bedroom
12'1" x 7'3" (3.69m x 2.21m)

Bedroom
7'6" x 8'5" (2.3m x 2.58m)

Bedroom
5'7" x 9'10" (1.72m x 3.0m)

Bathroom
6'11" x 5'8" (2.13m x 1.75m)

Garage
25'4" x 8'4" (7.74m x 2.55m)



Floor Plan



Viewing

Please contact our Coulsdon Sales Office on 0208 763 8878 if you wish to arrange a viewing appointment for this property or require further information.



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Area Map



Energy Efficiency Graph

