



21 Sanderstead Court, Addington Road, Sanderstead, Surrey, CR2 8RA

**Pollard Machin**  
estate agents since 1885



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Offers in Excess of £350,000

### Description

No Onward Chain - Share of freehold - A spacious 2 double bedroom ground floor maisonette with 20'4x13'3 lounge, bath, fitted kitchen and garage forming part of a sought-after development in the heart of Sanderstead adjacent to Selsdon Park Golf Course.

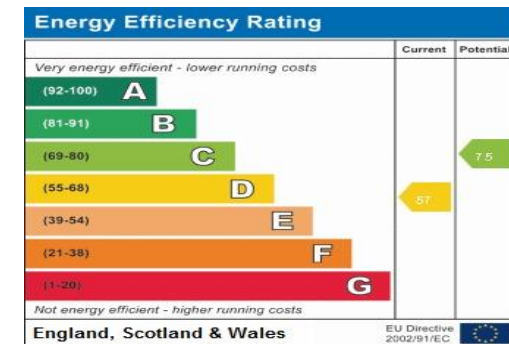
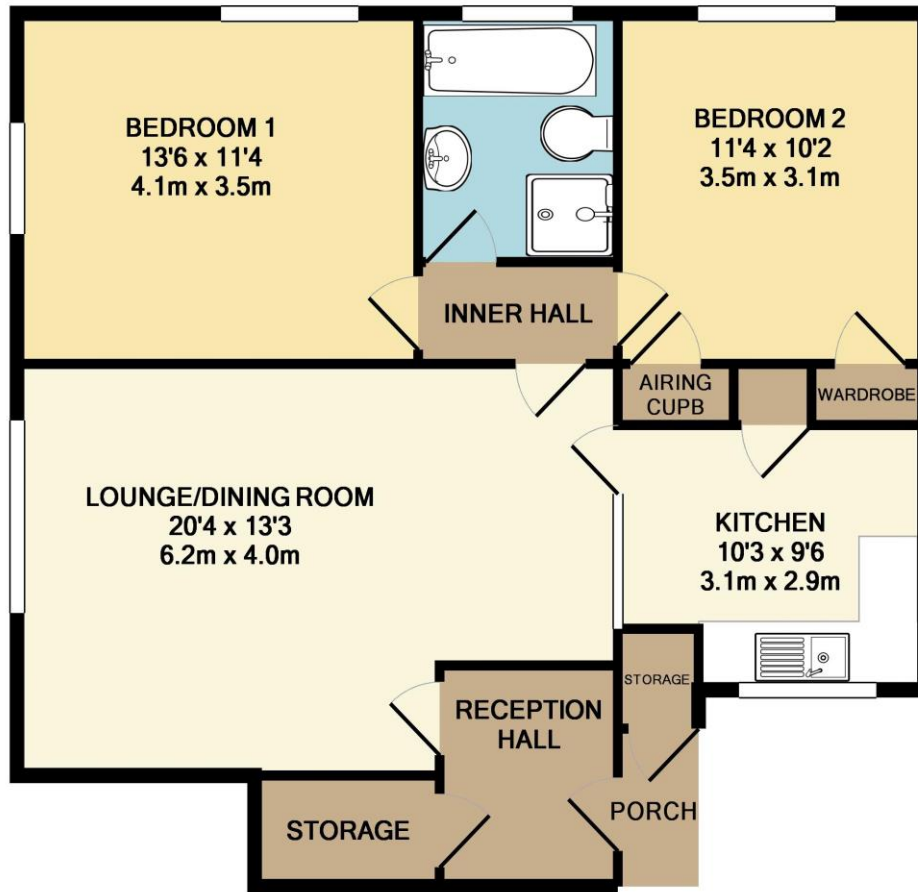
### Accommodation

Porch: Entrance Hall with deep store cupboard: 20'4x13'3 Lounge/Dining Room: Fitted Kitchen: Inner Hall: 2 Double Bedrooms with a 13'6x11'4 Master: Bath/Shower Room: Built In Wardrobes: Night Storage Heating: Double Glazing: Garage: Communal Gardens with views towards Selsdon Park Golf Course. Maintenance Charge £1200 - £1500 Per Annum: Lease Remaining 972 Years.

### Location

Sanderstead Court is set in beautifully landscaped and substantial grounds located off Addington Road adjacent to Selsdon Park Golf Course being within reach of Sanderstead Village shops, Waitrose, church, Gruffy and village pond together with tennis, cricket, bowls and golf clubs with bus routes into Croydon, Selsdon, Warlingham and Purley.





TOTAL APPROX. FLOOR AREA 783 SQ.FT. (72.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.





**Viewings Strictly by Appointment Only**

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