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10 Briton Hill Road, Sanderstead, Surrey, CR2 0JL

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10

Briton Hill Road  
Sanderstead  
Surrey CR2 0JL

£650,000

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### Description

A beautifully presented and deceptively spacious three bedroom semi detached chalet bungalow with further potential to extend and a south facing garden, council tax band E, EPC rating D

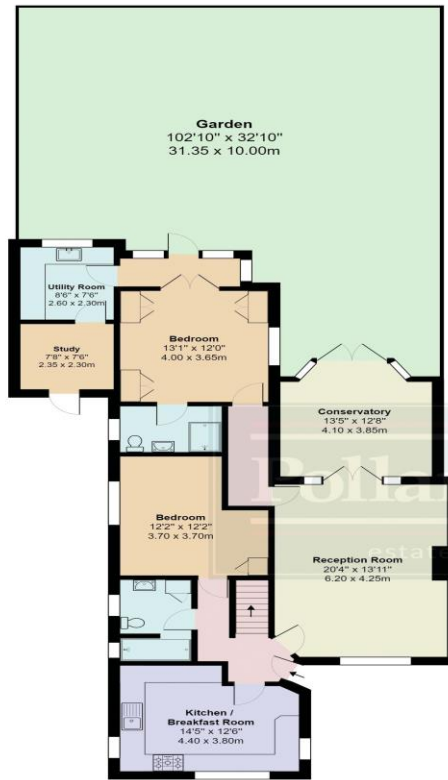
### Accommodation

Situated on a popular residential road within close proximity of Sanderstead station is this three bedroom semi detached bungalow. The downstairs accommodation comprises an entrance hall, modern kitchen with fully integrated appliances with space for a table, an impressive 18ft lounge, conservatory, master bedroom with en-suite, bedroom two and family shower room. In addition there is an inner corridor leading out to a utility/store area with another door back out to the front of the property where you can park your car. Upstairs there is another double bedroom and access into two large loft areas suitable for storage and potential conversion. The outside garden extends approximately 120ft and is extremely secluded providing a lovely view. Further benefits include double glazed windows, gas central heating, ample storage throughout and off street parking for one/two cars.

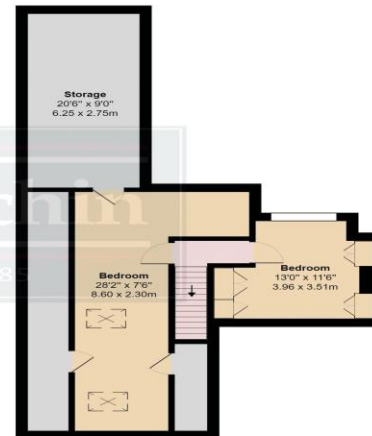
### Location

Briton Hill Road is located off Sanderstead Hill within reach of Sanderstead Village providing a selection of shops including a Waitrose, both Sanderstead and Purley Oaks stations are within close proximity along with a range of bus services into Croydon, Purley, Selsdon and Warlingham. There is an array of sought after schools locally including Gresham, Atwood, The Ridgeway, Whitgift and Riddlesdown.





Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
<b>A</b>		
(81-91)		<b>83</b>
<b>B</b>		
(69-80)	<b>64</b>	
<b>C</b>		
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

WWW.EPC4U.COM

Briton Hill Road, South Croydon, CR2  
Gross Internal Area 2109sq ft / 196sq meters

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, mis-statement or use of data shown.  
Plan produced by AR Net Media - www.ar-netmedia.uk

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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