



3 Ellenbridge Way, Sanderstead, Surrey, CR2 0EW

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Ellenbridge Way
Sanderstead
Surrey CR2 0EW

£750,000

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Description

No Onward Chain A delightful 4 bedroom, 2 reception room, detached family home, with extensive front and rear gardens, which has been lovingly maintained over the years by the original owners. This property offers generous accommodation and has great potential to extend and improve stpp and consents. Located in a quiet road, adjacent to the highly popular Ridgeway Primary School and just a short walk to a local shops which includes a Post Office, a veterinary practice, pharmacy and excellent local butcher. EPC Rating D. Council Tax Band F.

Accommodation

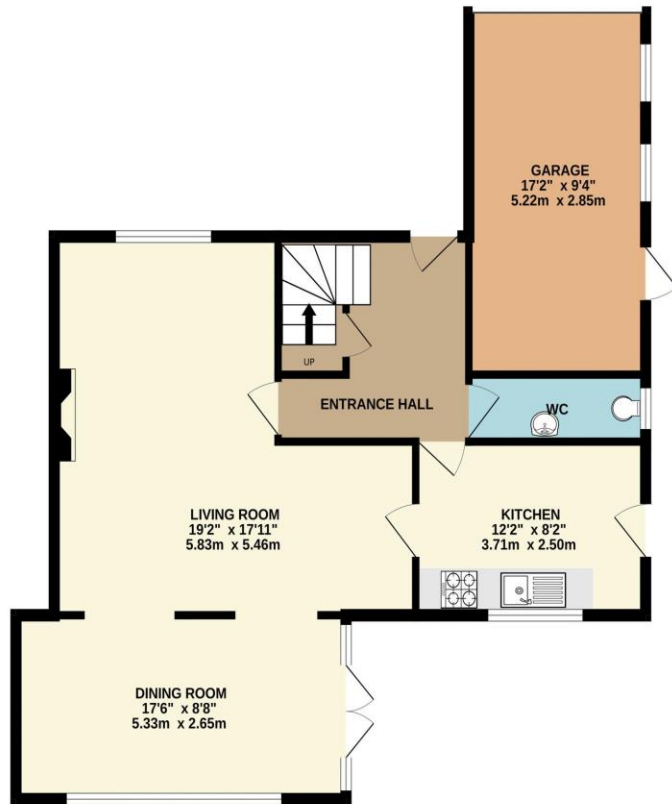
Downstairs the property comprises an entrance hall, large WC, living room with brick feature open fireplace, a spacious dining room with access to and overlooking the garden, kitchen/breakfast room looking out onto the covered patio and garden beyond. Upstairs there are two large double bedrooms dormer bedrooms, two additional double bedrooms and a family bathroom. From the two front bedrooms there are views over to Croham Hurst Woods. The loft is part boarded for storage with fitted metal ladder. The attractive rear garden offers privacy and boasts tree and shrub borders with a large lawn area and footpath leading to a summer house. From the kitchen there is access to the undercover side walkway leading to the integral garage and side gate to the front of the property and to the rear covered patio area with brick-built coal shed for storage. In addition to the single garage with electric door there is ample parking for several vehicles on the block paved driveway as well as on the street in front of the house.

Location

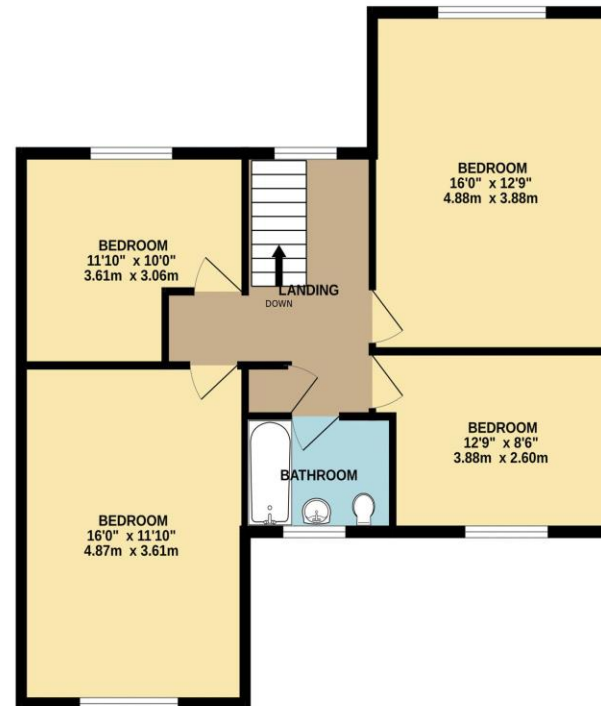
The property is located along the extremely desirable Ellenbridge Way being within reach of excellent primary and secondary schools, local shops, a choice of golf, tennis and cricket clubs and Croham Hurst Woods. Sanderstead and Purley Oaks train stations and nearby bus routes are all within a short distance for quick and easy access to Croydon, Selsdon and Central London. A short drive to additional local shops on Sanderstead parade including Waitrose.



GROUND FLOOR
808 sq.ft. (75.1 sq.m.) approx.

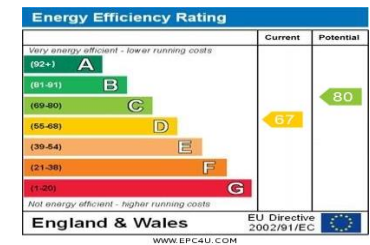


1ST FLOOR
742 sq.ft. (68.9 sq.m.) approx.



TOTAL FLOOR AREA: 1550 sq.ft. (144.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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