



22 The Ridge Way, Sanderstead, Surrey, CR2 0LF

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The Ridge Way  
Sanderstead  
Surrey CR2 0LF

Guide Price £800,000

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### Description

No Onward Chain. This absolutely charming and unique two double bedroom, detached bungalow is situated in one of Sanderstead's most sought after tree lined residential roads featuring a stunning 130' south westerly facing level garden, generous driveway and garage. EPC Rating D. Council Tax Band F.

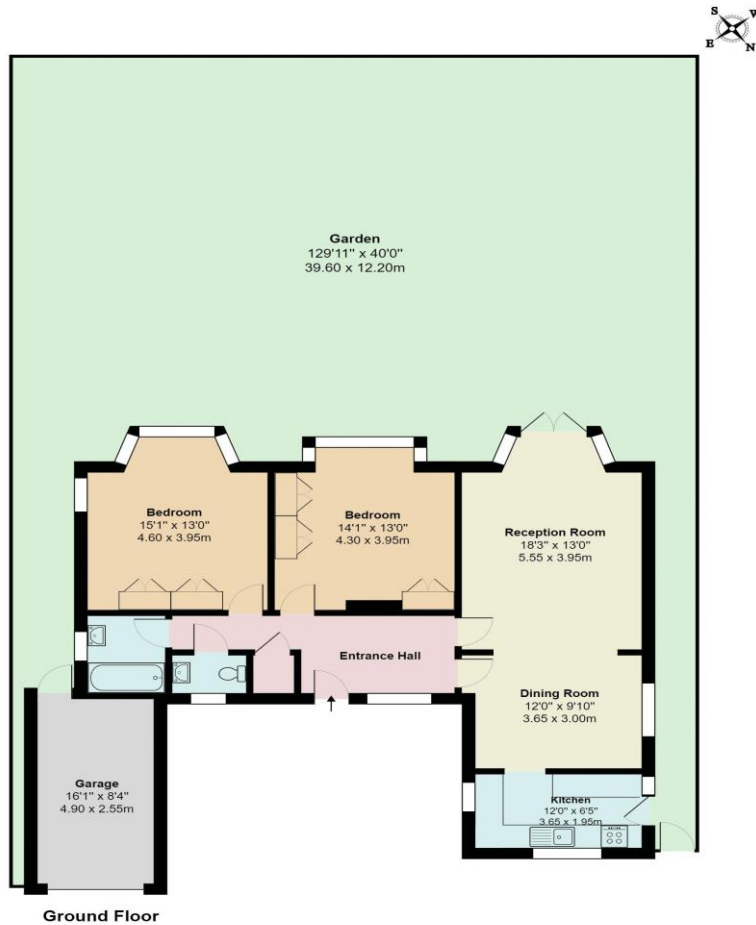
### Accommodation

Entrance hallway with storage cupboard. 18'3 lounge with bay window and double patio doors leading to the garden, fireplace, opening to Dining Room (could be closed off to create separate room), there is parquet flooring beneath the carpets in the lounge and dining room and potentially in other rooms. The kitchen has a range of fitted units, a gas hob and double oven, door leading to side access. There are two double bedrooms the master being double aspect with deep bay window, both overlook the garden and have fitted wardrobes. Bathroom with separate WC with hand basin. Garage with rear door to garden and own driveway for several cars. Stunning 130' south westerly facing level garden. Double glazing and gas central heating. Although a well maintained and beautifully presented property, it would benefit from some updating. The front garden is laid to lawn with flowerbeds and also has a side access leading the garden. There is potential to extend subject to planning permission and consents.

### Location

The Ridge Way is located off West Hill being one of Sanderstead's most prestigious roads within reach of Sanderstead and Purley Oaks stations with connections to London Bridge and Victoria. There is a good choice of schools in both the private and state sector including Ridgeway Primary School, Whitgift, Trinity and Croydon High, a choice of tennis, cricket and golf clubs as well as Croham Hurst Woods.

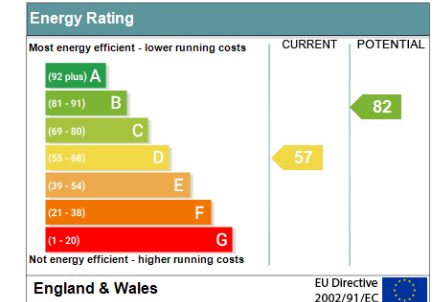




**The Ridge Way, South Croydon CR2**  
**Gross Internal Area 968.8sq ft / 90sq meters**

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.arnetmedia.uk

Address: 22 The Ridge Way, SOUTH CROYDON, CR2 0LF  
RRN: 0370-2866-3370-2324-5685



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.





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