



14 Court Hill, Sanderstead, Surrey, CR2 9NA

Pollard Machin
estate agents since 1885

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Offers in Excess of £800,000

Description

A well presented and spacious three bedroom detached family home boasting 1400 square feet internally with potential to extend (subject to planning). Situated on a sought after tree lined residential road located off Purley Downs Road. EPC Rating D. Council Tax Band F.

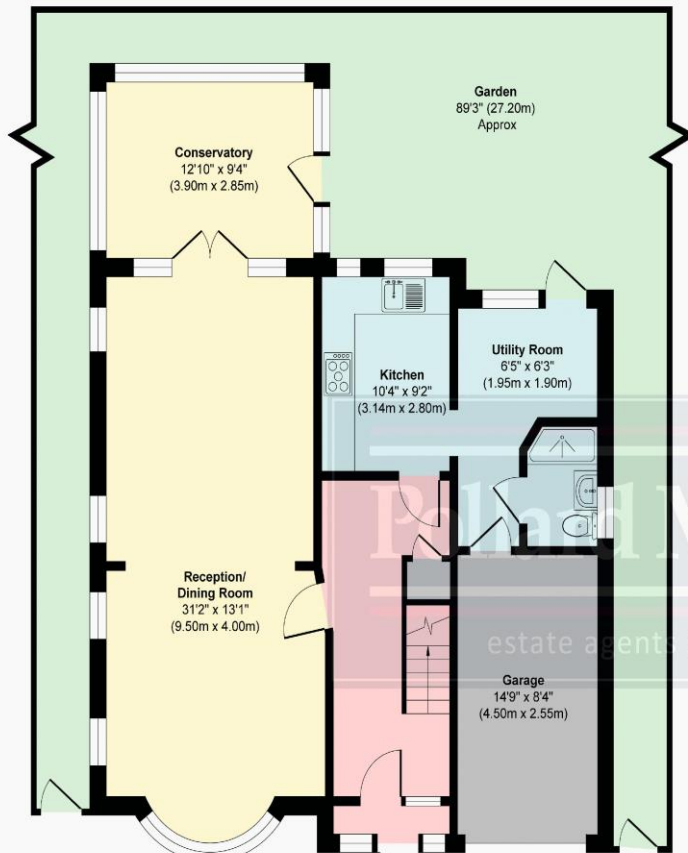
Accommodation

The property comprises; Porch, entrance hall, spacious open plan living/dining room with bay window, conservatory, modern fitted kitchen opening to utility room, downstairs shower room and access to garage. Upstairs features two large double bedrooms, further single bedroom/study and modern four piece family bathroom. The rear garden is approximately 90ft long, mainly laid to lawn with a good size patio area ideal for entertaining, there is side access leading to the block paved driveway to the front with ample parking for several vehicles.

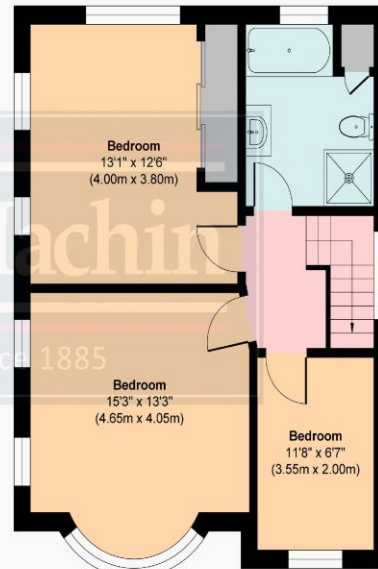
Location

Court Hill is a sought-after tree lined residential road located off Purley Downs Road. Sanderstead Village shopping parade, Waitrose, Gresham and Atwood schools, Riddlesdown Collegiate, churches, recreation park and village pond together with a choice of tennis, cricket and golf clubs are nearby. Purley, Riddlesdown, Sanderstead and Purley Oaks stations and bus services to Purley, Warlingham, Selsdon and Croydon, walks in Kings Wood, Riddlesdown Common and Purley Beeches are within reach.





Ground Floor
Approximate Floor Area
838 sq. ft
(77.86 sq. m)



First Floor
Approximate Floor Area
562 sq. ft
(52.29 sq. m)

Court Hill, South Croydon, CR2

Approx. Gross Internal Area 1,400 sq. ft / 130.15 sq. meters (Excluding Garage)

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, miss-statement or use of data show.

Plan produced by AR Net Media-www.arnetmedia.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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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