



3 Purley Oaks Road, Sanderstead, Surrey, CR2 0NU

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Purley Oaks Road
Sanderstead
Surrey CR2 0NU

Guide Price £650,000

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Description

A spacious and well presented 3/4 bedroom semi detached Edwardian house boasting 1851 square feet internally. Conveniently located within easy reach of Purley Oaks and Sanderstead stations. EPC Rating C. Council Tax Band F.

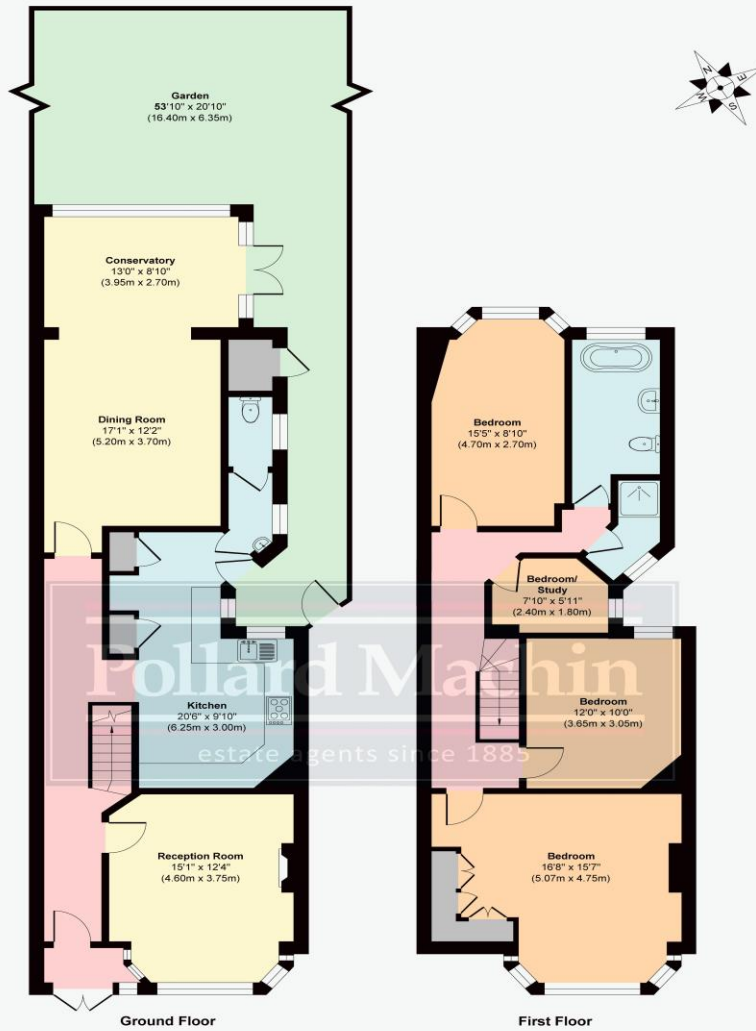
Accommodation

The property briefly comprises; Entrance hall, living room with bay window and feature fireplace, dining room opening to conservatory, modern refitted kitchen and downstairs cloakroom. Upstairs provides large master bedroom with bay window, two further double bedrooms, single bedroom/study, modern family bathroom and separate shower room. The rear garden is mainly laid to lawn with shrub and plant borders, adjacent to the rear is a patio area leading to a further patio area to the back of the garden perfect for entertaining. To the front there is a block paved hard standing (no dropped kerb).

Location

Located along Purley Oaks Road near the junction with Norman Avenue just by Purley Oaks mainline station with easy access to London, with the option of Sanderstead station as well. Bus services provide access into Croydon, Selsdon and Purley with their ranges of shops, bars and restaurants. A choice of tennis, golf and cricket clubs can be found locally together with churches and a good selection of schools in both the private and state sectors.

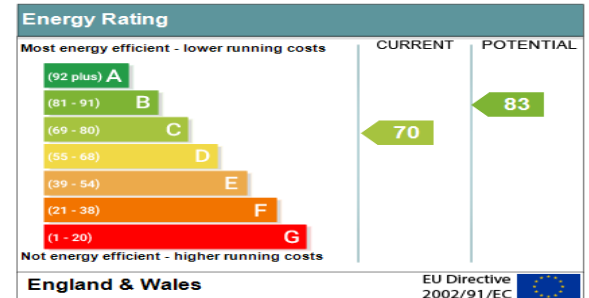




Purley Oaks Road, South Croydon CR2
Approx. Gross Internal Area 1,851 sq. ft / 172.00 sq. meters

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, miss-statement or use of data shown.
 Plan produced by AR Net Media-www.arnetmedia.uk

Address: 3 Purley Oaks Road, SOUTH CROYDON, CR2 0NU
 RRN: 2118-3037-3204-9204-5200



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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