



4 Borrowdale Drive, Sanderstead, Surrey, CR2 9JS

**Pollard Machin**  
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4

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Surrey CR2 9JS

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Offers in Excess of £650,000

### Description

**\*\*No onward chain\*\*** Three bedroom detached bungalow in the heart of Sanderstead offering stunning views with driveway and garage. Council Tax Band E. EPC Rating D.

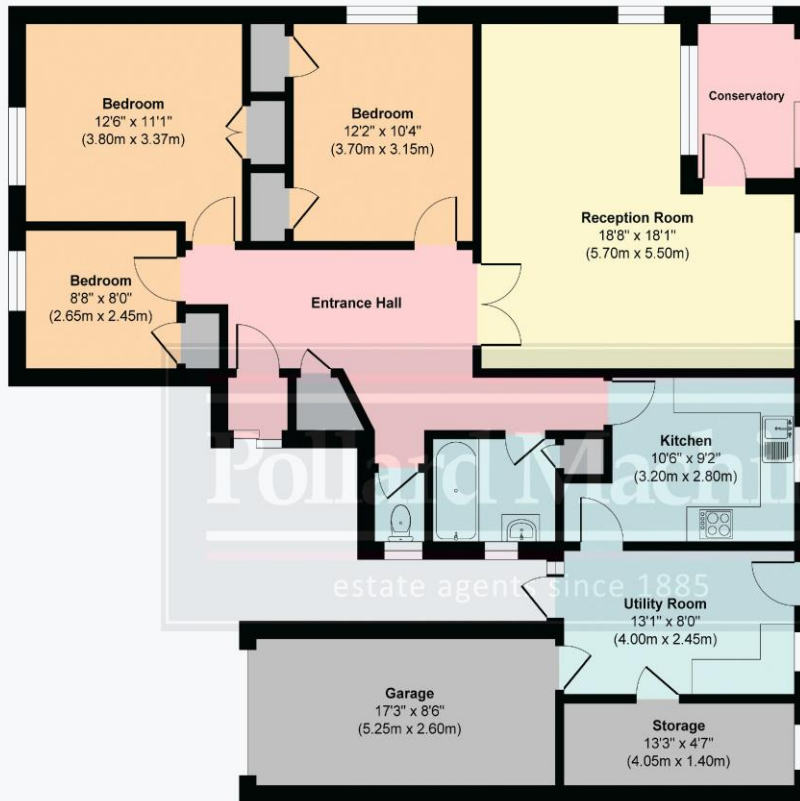
### Accommodation

The property briefly comprises; Spacious entrance hall, L shaped living room with access to conservatory, modern refitted kitchen with separate utility room, three good size bedrooms with fitted storage and family bathroom. The south westerly facing garden is approximately 55'7 long and mainly laid to lawn with several shrub and plant borders enjoying views of open countryside. The front provides parking for two vehicles on the driveway in addition to the garage, there is also a further large storage area behind the garage that can be accessed via the utility room.

### Location

Borrowdale Drive is located off Rectory Park being within reach of open countryside, Sanderstead Village parade of shops together with Waitrose, a choice of cricket, tennis and golf courses, churches, Atwood, Gresham and Riddlesdown schools together with Riddlesdown station and bus services to Purley, Sanderstead, Selsdon, Warmingham and Croydon.





Ground Floor

**Borrowdale Drive, South Croydon, CR2**  
**Approx. Gross Internal Area 1,302 sq. ft / 120.94 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 show.

Plan produced by AR Net Media-[www.arnetmedia.uk](http://www.arnetmedia.uk)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 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

Pollard Machin Estate Agents  
45 Limpsfield Road  
Sanderstead  
Surrey  
CR2 9LA  
Tel: 020 8657 4466

Email: [sales@pollardmachin.co.uk](mailto:sales@pollardmachin.co.uk)  
Web: [www.pollardmachin.co.uk](http://www.pollardmachin.co.uk)

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