



30 Whimbrel Close, Sanderstead, Surrey, CR2 0RW

Pollard Machin

estate agents since 1885

30

Whimbrel Close
Sanderstead
Surrey CR2 0RW

Pollard Machin

estate agents since 1885

Offers in Excess of £650,000

Description

A well presented four bedroom detached family home boasting 1185 square feet internally, the property has undergone recent full modernisation by the current owners. Situated on a popular cul de sac location off Purley Downs Road within easy access to a mix of local train stations. EPC Rating D. Council Tax Band F.

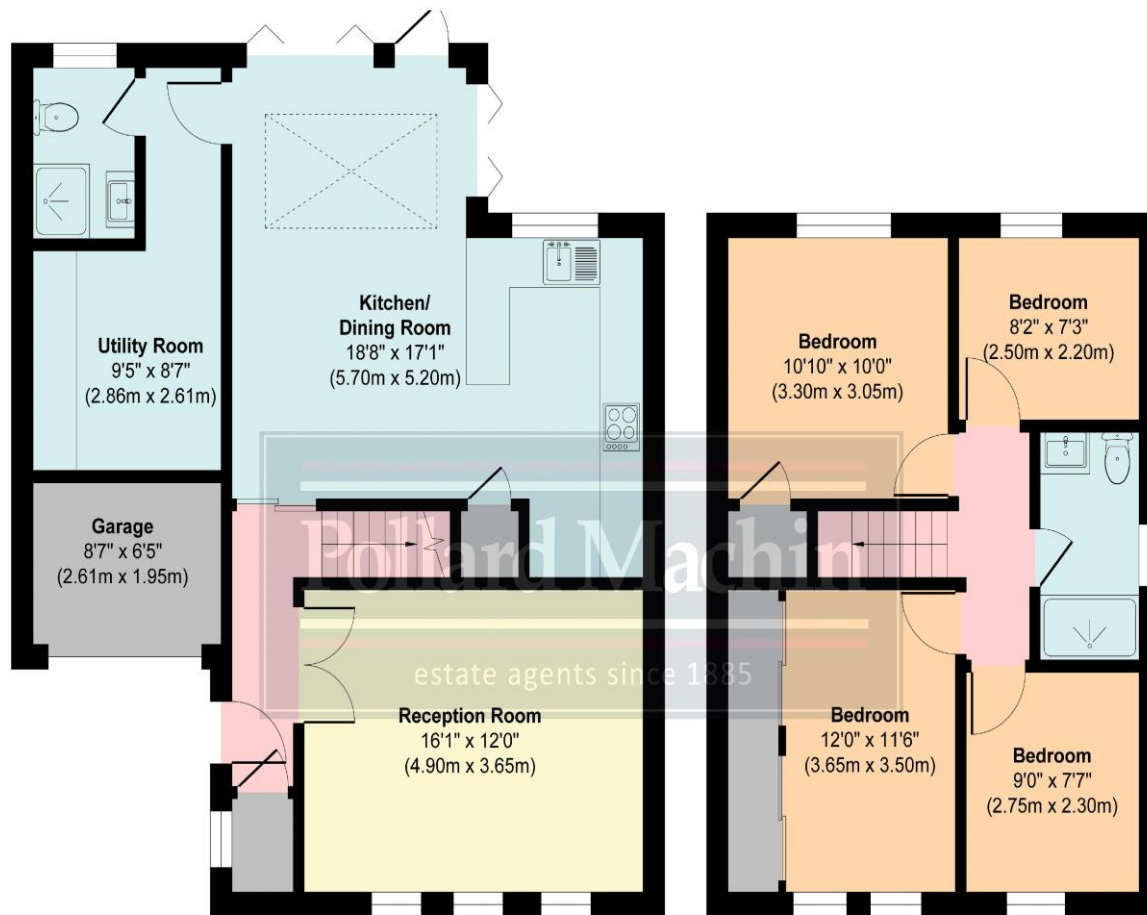
Accommodation

The property briefly comprises; Entrance hall with large storage (previously downstairs WC), 16'1 living room, impressive open plan modern kitchen/dining room with skylight, separate utility room and downstairs shower room. Upstairs offers four good size bedrooms and family shower room. The rear garden is mainly laid to lawn with a patio area ideal for entertaining, the front provides parking for several vehicles on the block paved driveway and access to storage area (previous garage).

Location

Whimbrel Close is situated off Purley Downs Road just along from Purley Downs Golf Course being within reach of either Purley Oaks or Sanderstead stations, a choice of schools, tennis and cricket clubs, churches and either Sanderstead shopping parade or Purley town centre.





Ground Floor

First Floor

Whimbrel Close, Sanderstead CR2

Approx. Gross Internal Area 1,185 sq. ft / 110.13 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		82 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

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

Email: sales@pollardmachin.co.uk
Web: www.pollardmachin.co.uk

Selling exclusive homes throughout Surrey

Pollard Machin

estate agents since 1885

