



14 Arundel Avenue, Sanderstead, Surrey, CR2 8BA

Pollard Machin
estate agents since 1885

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Offers in Excess of £825,000

Description

An attractive Teakwood style 1930's Costain built four double bedroom, two reception room semi-detached family home boasting 1712 square feet internally, the property has undergone complete refurbishment in recent years and is situated in a sought-after tree lined residential road of Sanderstead. EPC Rating D. Council Tax Band F.

Accommodation

The property briefly comprises; Spacious entrance hall with downstairs cloakroom, 17'9 x 14'2 front living room with bay window, open plan modern kitchen/dining room with island and bi-fold doors to garden, separate utility room (converted garage). Upstairs offers a large landing with access to four double bedrooms with fitted storage and modern family bathroom. The rear features a 112 ft. garden mainly laid to lawn with a raised decked area ideal for entertaining with a summer house with power and air con situated at the end of the garden. The front provides off street parking for two vehicles on the driveway and storage in partially converted garage.

Location

Arundel Avenue is a tree lined residential road in the heart of Sanderstead being within reach of a choice of both private and state schools, Sanderstead Plantation, churches, tennis, cricket and golf clubs together with good bus services to the Croydon stations and surrounding areas.

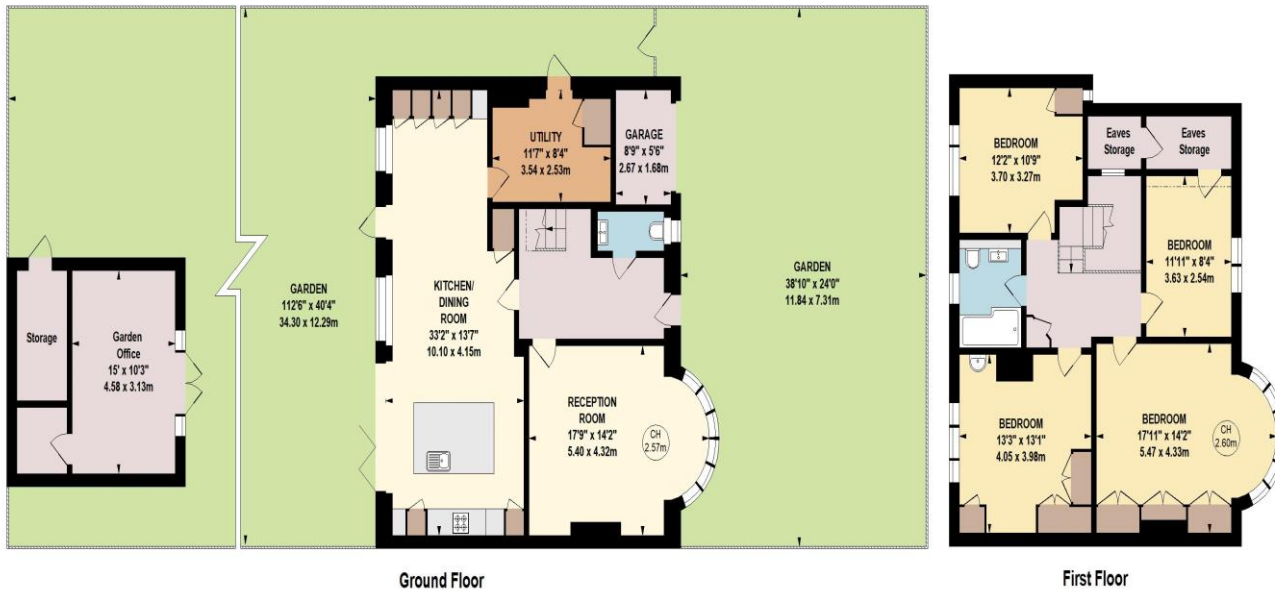


Arundel Avenue, CR2

Approximate gross internal area
 190.35 sq m / 2049 sq ft
 (Including Garden Office, Eaves Storage & Garage)

Garden Office
 21.83 sq m / 235 sq ft
 Eaves Storage
 5.20 sq m / 56 sq ft
 Garage
 4.27 sq m / 46 sq ft

Key :
 CH - Ceiling Height



Not to scale, for guidance only and must not be relied upon as a statement of fact.
 All measurements and areas are approximate only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	55 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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