



5 Moir Close, Sanderstead, Surrey, CR2 0LQ

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Moir Close
Sanderstead
Surrey CR2 0LQ

Guide Price £700,000

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Description

****No Onward Chain**** A beautifully presented and extended three bedroom, two reception room, detached bungalow featuring stunning front and rear gardens with driveway and garage, conveniently situated in a sought after cul de sac location off Arkwright Road. EPC Rating D. Council Tax Band F.

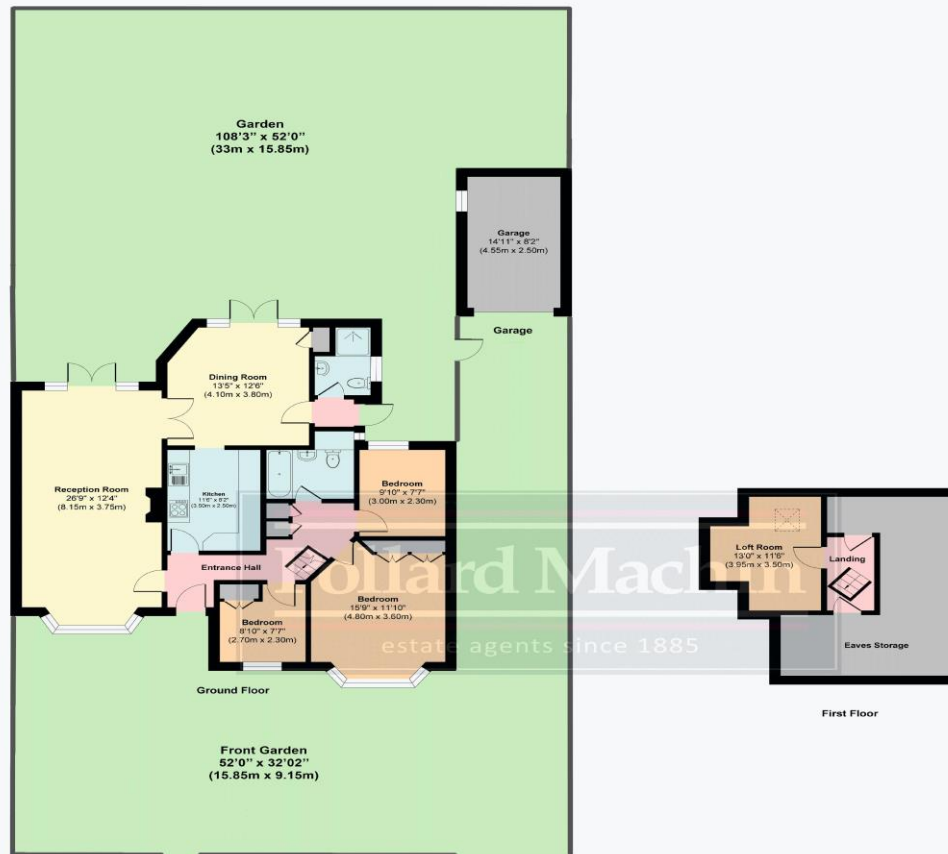
Accommodation

The property briefly comprises; Entrance hallway, large double aspect living room with feature fireplace and log burning stove, dining room opening to modern refitted kitchen, master bedroom with bay window and fitted wardrobes, further two bedrooms, modern family bathroom and separate shower room/utility room with WC. The previous owners had planning approval (now expired) for a first floor conversion with bedroom, en-suite and dressing room (App. No. - 13/04414/P). There is however access to a large loft store room with skylight. Beautifully landscaped 130 ft. mature rear garden mainly laid to lawn with patio area ideal for entertaining, centre pond with shrub and plant borders. There is also a vegetable patch to the rear with greenhouse, garden shed and wood shed. The front offers a front garden with hedge borders and side driveway/carport for several vehicles leading to garage.

Location

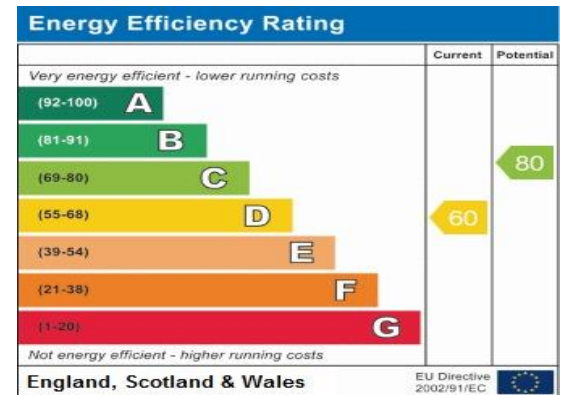
Moir Close is a cul de sac off Arkwright Road which in turn is located off Upper Selsdon Road being within reach of the local parade of shops in Elmfield Way, Ridgeway school, Sanderstead station, churches, Croham Hurst and a choice of golf, tennis and cricket clubs together with bus services into Croydon.





Moir Close, South Croydon, CR2
Approx. Gross Internal Area 1,283 sq. ft / 119.19 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



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.





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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

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