



25 Beechwood Road, Sanderstead, Surrey, CR2 0AE

Pollard Machin
estate agents since 1885

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Sanderstead
Surrey CR2 0AE

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Offers in Excess of £800,000

Description

****CHAIN FREE****

An attractive four bedroom detached family home enjoying panoramic views towards London conveniently situated on Beechwood Road within walking distance to Sanderstead station and parade of shops. EPC Rating E. Council Tax Band F.

Accommodation

The property briefly comprises; Entrance hall, spacious double reception room with front bay window, fully fitted kitchen/dining room with fantastic views. The first floor boasts two large double bedrooms with fitted wardrobes, double bedroom with en suite shower room, further single bedroom/study and family bathroom. The mature rear garden is mainly laid to lawn with tree and shrub borders, raised decking area ideal for entertaining while enjoys views towards London. The front provides ample parking for several cars on the driveway in addition to the garage.

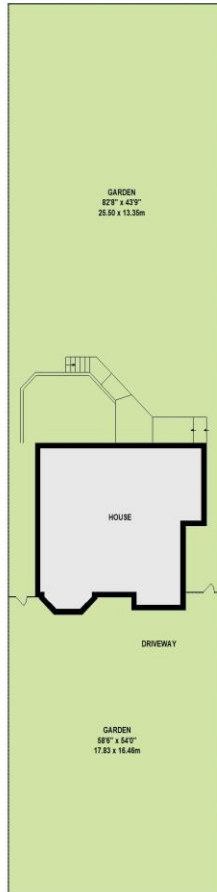
Location

Beechwood Road is located off Sanderstead Road being within reach of local shops in Elmfield Way, a selection of reputable schools in both the private and state sector, churches, together with a footpath leading to Sanderstead station, bus services into Croydon and Sanderstead. There is also a choice of tennis, golf and cricket clubs nearby.



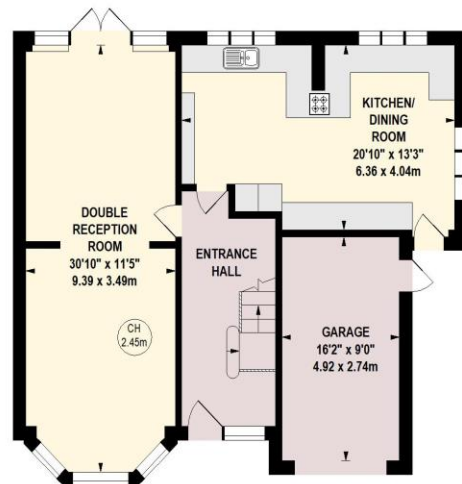
Beechwood Road, CR2

Approximate gross internal area
147.62 sq m / 1589 sq ft



Site Plan
(Not To Scale)

Key:
CH - Ceiling Height



Ground Floor



First Floor

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		72 C
55-68	D		
39-54	E	52 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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