



5 The Ridge Way, Sanderstead, Surrey, CR2 0LG

**Pollard Machin**

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5

The Ridge Way  
Sanderstead  
Surrey CR2 0LG

Guide Price £925,000

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### Description

This character double fronted five bedroom detached family home boasts 2254 square ft. of flexible accommodation arranged over three floors. Having been a family home for over 40 years the property does require modernisation and is situated on one of Sanderstead's most sought after tree lined residential roads. EPC Rating D. Council Tax Band G.

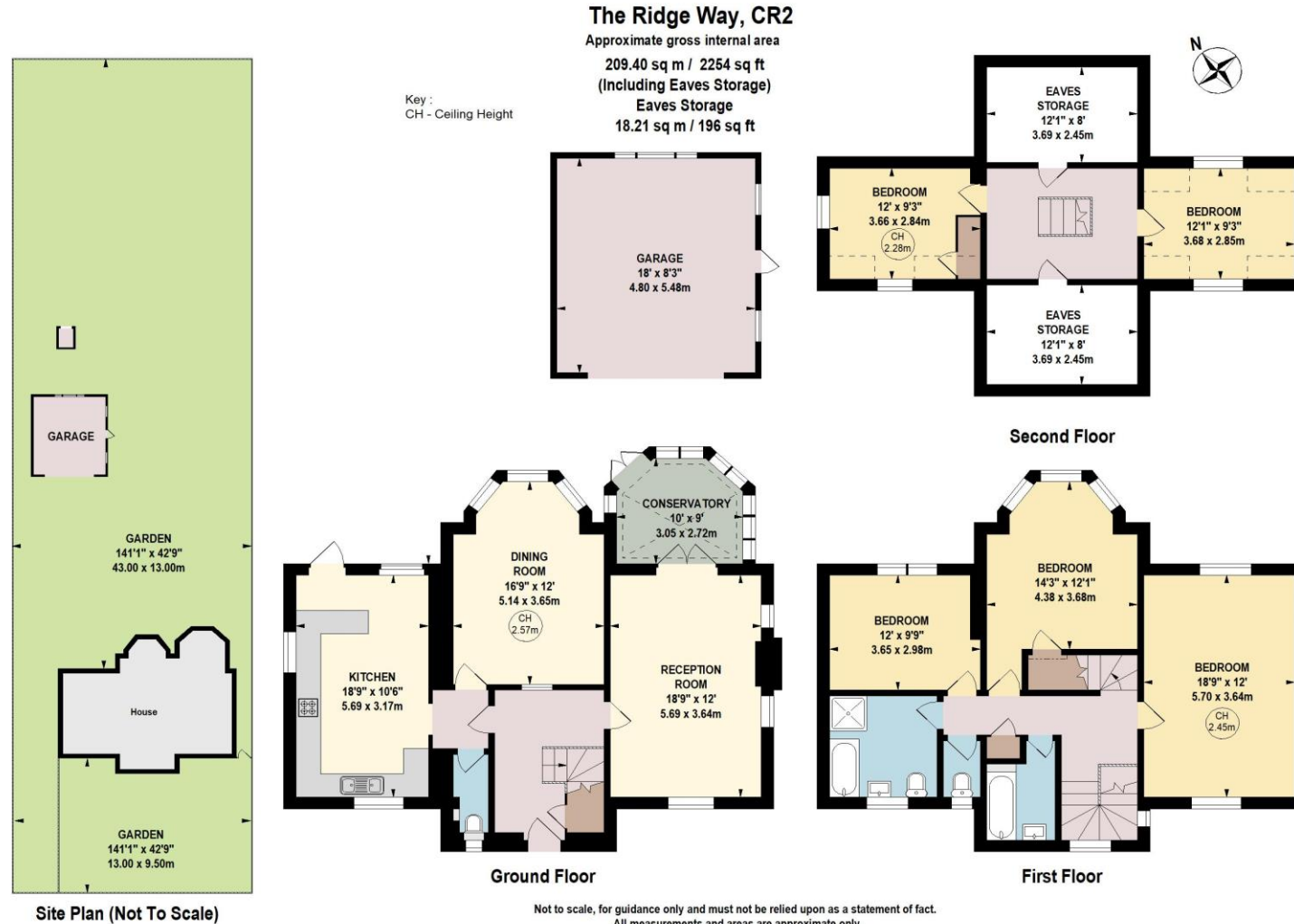
### Accommodation

The property briefly comprises; Entrance hall with downstairs cloakroom, spacious triple aspect living room, conservatory overlooking garden, dining room with bay window, 18'9 kitchen/breakfast room. The first floor features three double bedrooms and two bathrooms with separate WC. The top floor has two further double bedrooms with vast eaves storage. The total plot size measure approx. over 140 ft. long, the mature rear gardens are mainly laid to lawn with several shrub, plant and tree borders. The front provides off street parking for several cars and double garage to the side. The property offers potential to extend subject to planning and regulations.

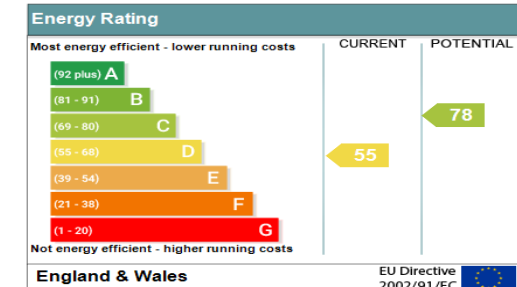
### Location

The Ridge Way is located off West Hill Road being one of Sanderstead's prestigious roads located within reach of Sanderstead station with connections to London Bridge and Victoria. There is a good choice of schools in both the private and state sector including Ridgeway, Whitgift, Trinity, Croydon High and Croham Hurst together with a choice of tennis, cricket and golf clubs, churches and walks in Croham Hurst Woods.





Address: 5 The Ridge Way, SOUTH CROYDON, CR2 0LG  
RRN: 0634-4728-5400-0823-0202



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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**Viewings Strictly by Appointment Only**

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