

21 Addington Road, Sanderstead, Surrey, CR2 8RF



21

Addington Road
Sanderstead
Surrey CR2 8RF

Guide Price £700,000

Pollard Machin

estate agents since 1885

Description

Price Guide £700,000-£750,000

****CHAIN FREE**** Three double bedroom extended detached chalet bungalow with spacious driveway and garage conveniently located close to Sanderstead Village with stunning views across London to the rear. EPC Rating E. Council Tax Band F.

Accommodation

The property comprises; Porch, entrance hallway, front living room with bay window, reception room with bifold doors, kitchen with integral appliances, two good size double bedrooms and family bathroom. Upstairs provides master suite with fitted wardrobes and en suite shower room. The rear garden is tiered with patio and lawn areas with shrub and plant borders ideal for entertaining, There is also a shed located at the back of the garden. The front provides ample parking for several vehicles in addition to the garage with side access.

Location

Located along Addington Road just along from Church Way being within reach of Sanderstead Village parade of shops and Waitrose, The Gruffy and village pond, Gresham, Atwood and The Ridegeway Primary schools, Selsdon shopping centre, Sainsbury's, a choice of tennis, golf and cricket clubs, churches, libraries, bus services to Purley, Croydon and Warlingham and a further choice of schools in both the private and state sectors.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	48 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

