



18 Essenden Road, Sanderstead, Surrey, CR2 0BU

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18

Essenden Road
South Croydon
Surrey CR2 0BU

£885,000

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Description

****CHAIN FREE****

An attractive 1930's four bedroom detached family home boasting an impressive 1892 square feet internally conveniently located in a sought after tree lined residential road within close proximity to Sanderstead station. EPC Rating D. Council Tax Band G.

Accommodation

The property comprises; Porch, spacious entrance hall with downstairs W/C, reception room with access to garden, dining room with large bay window, modern fitted kitchen/breakfast room with integral appliances and separate utility room. Upstairs features three large double bedrooms, further single bedroom/study and family bathroom with separate WC. The South/South Westerly aspect mature rear garden measures over 100 ft. long, mainly laid to lawn with shrub and plant borders, there is a large patio area ideal for entertaining. The front provides off street parking for several cars in addition to the good size garage.

Location

Essenden Road is located off West Hill being within reach of local shops in Elmfield Way, a selection of reputable schools in both the private and state sector, churches, Sanderstead station, bus services into Croydon and Sanderstead together with a choice of tennis, golf and cricket clubs.





Essenden Road, CR2

Approximate gross internal area
202.89 sq m / 2184 sq ft
(Including Garage)

Garage
27.13 sq m / 292 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		77 C
55-68	D	67 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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