



118 Norfolk Avenue, Sanderstead, Surrey, CR2 8BS

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Sanderstead
Surrey CR2 8BS

Guide Price £800,000

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Description

****VENDOR SUITED**** An attractive Teakwood style 1930's Costain built five bedroom semi detached house boasting flexible accommodation of 2069 square ft. internally spread over three floors and with scope for modernisation. EPC Rating D. Council Tax Band F.

Accommodation

The property comprises; Entrance porch, spacious hallway with downstairs WC/utility room, living room with bay window, dining room with French doors to rear and kitchen/breakfast room. Upstairs provides four double bedrooms all with fitted wardrobes, family bathroom and en suite shower room, the second floor features a further bedroom/study with ample eaves storage. The rear garden measures approx. 158 foot long mainly laid to lawn with tree and shrub borders. The front allows parking for several vehicles in addition to the garage.

Location

Norfolk Avenue is a tree lined residential road located in the heart of Sanderstead being within reach of a choice of both private and state schools, Sanderstead Plantation, churches, tennis, cricket and golf clubs together with bus services to the surrounding area.



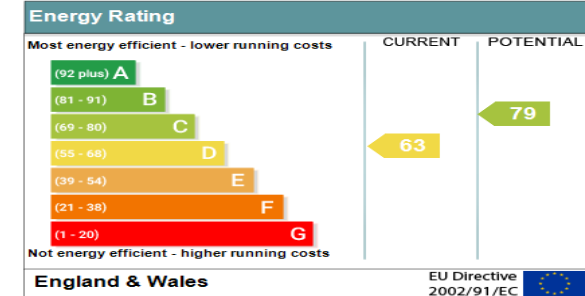


Norfolk Avenue, South Croydon, CR2
Approx. Gross Internal Area 2,069 sq. ft / 192.21 sq. meters

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

Address: 118 Norfolk Avenue, SOUTH CROYDON, CR2 8BS
 RRN: 0423-3041-5201-5754-5204



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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