



5 Melbury Gardens, Briton Close, Sanderstead, Surrey, CR2 0DQ

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5

Melbury Gardens  
Sanderstead  
Surrey CR2 0DQ

£785,000

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### Description

No Onward Chain - Forming part of a select private enclave off Briton Close in the heart of Sanderstead overlooking a landscaped turnaround. An attractive five bedroom detached family home boasting 1965 square feet internally spread over three floors. EPC Rating C. Council Tax Band G.

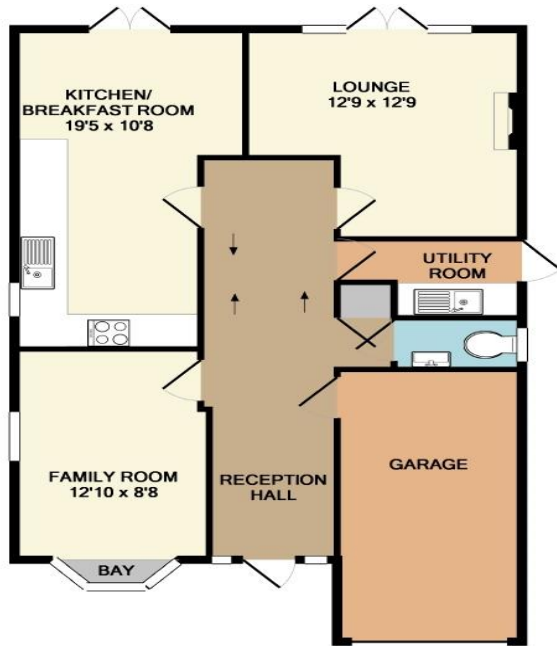
### Accommodation

The property comprises; Entrance porch, reception hallway, family room with bay window, L shaped lounge with rear access, modern kitchen/breakfast room with integral appliances, utility room, downstairs cloakroom and integral access to garage. The first floor features four double bedrooms with numerous storage, family bathroom with four piece suite and en suite to master. Additionally on the top floor is a further double bedroom with velux windows and eaves storage. The rear garden is mainly laid to lawn with a large patio area ideal for entertaining, there is also a shed to the back of the garden. For your parking needs there is ample parking on the block paved driveway in addition to the garage.

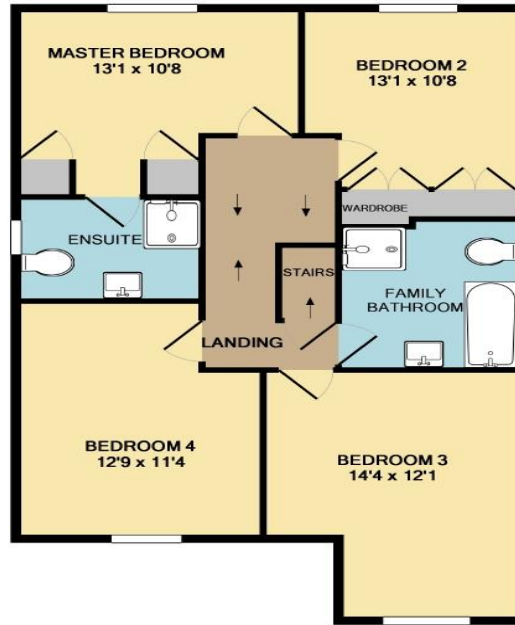
### Location

Melbury Gardens is an exclusive enclave development of just 5 houses located off Briton Close constructed by South East Homes being within reach of Sanderstead village and pond, Gresham, Atwood and The Ridgeway schools, both Sanderstead and Purley Oaks stations, a choice of golf, tennis and cricket clubs together with Waitrose and bus services into Croydon, Purley, Selsdon and Warlingham.





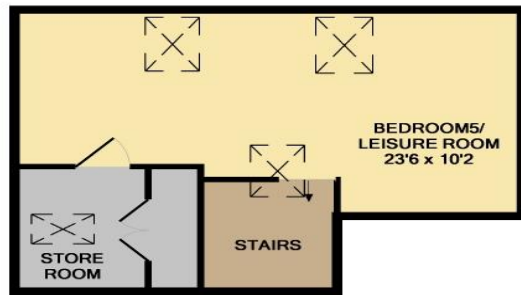
GROUND FLOOR  
APPROX. FLOOR  
AREA 74.8 SQ.M.  
(805 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 74.1 SQ.M.  
(798 SQ.FT.)

TOTAL APPROX. FLOOR AREA 182.6 SQ.M. (1965 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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2ND FLOOR  
APPROX. FLOOR  
AREA 33.6 SQ.M.  
(362 SQ.FT.)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	86
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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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