



4 All Saints Drive, Sanderstead, Surrey, CR2 9ES

Pollard Machin

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4

All Saints Drive
Sanderstead
Surrey CR2 9ES

Guide Price £700,000

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Description

An attractive and spacious Georgian style four bedroom house boasting 1998 square feet internally conveniently located in a gated development situated in the heart of Sanderstead village. EPC Rating C. Council Tax Band G.

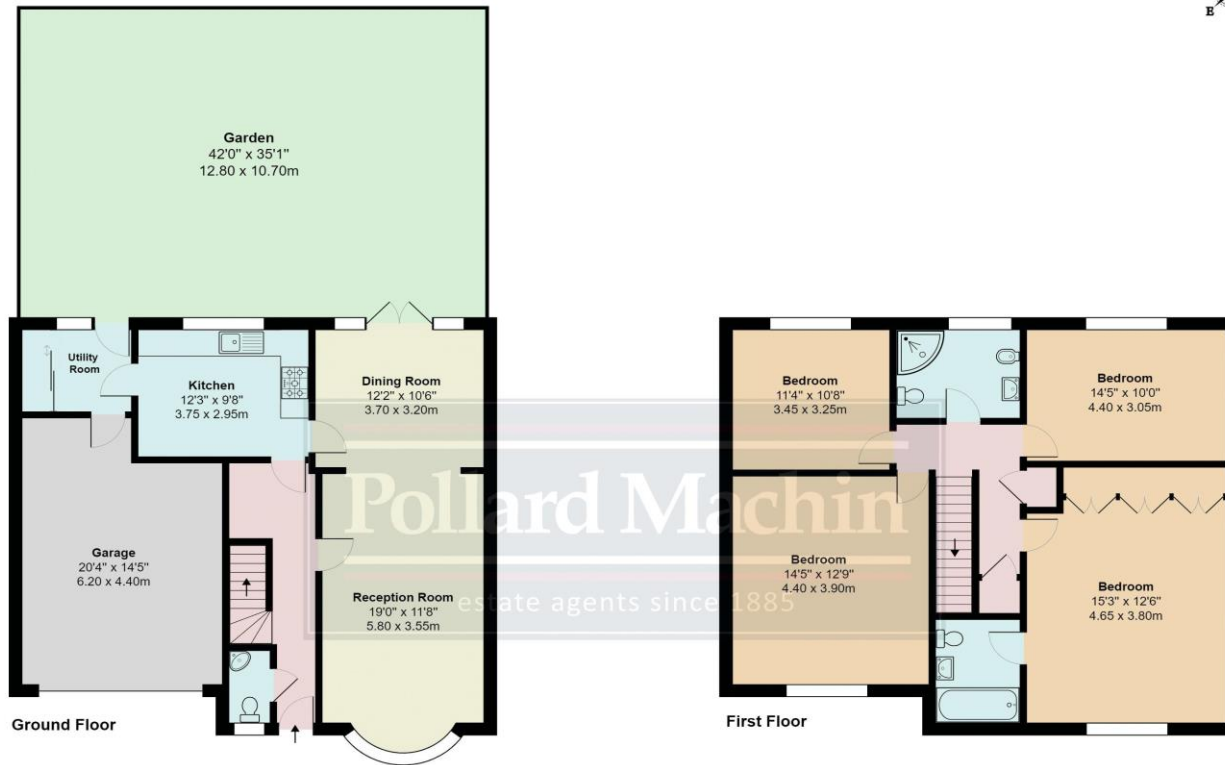
Accommodation

The property briefly comprises; Entrance hall with downstairs cloakroom, large living room opening to dining room, kitchen overlooking garden with separate utility room. Upstairs features four double bedrooms with family shower room and en suite bathroom. The rear garden is mainly laid to lawn with a patio area adjacent to the rear of the property ideal for entertaining and enjoying views over the Sanderstead Recreation Ground. The front provides parking for two vehicles on the driveway in addition to the double garage.

Location

Conveniently located off Limpsfield Road being within easy reach of Sanderstead Recreation Park and Waitrose. The property is within reach of Gresham, Atwood and Riddlesdown schools together with Sanderstead Village parade, the local cricket, golf and tennis clubs and bus services to Warlingham, Croydon, Selsdon and Purley.





All Saints Drive, South Croydon, CR2
Gross Internal Area 1998sq ft /185.6sq meters (Including Garage)

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 shown.
 Plan produced by AR Net Media - www.arnetmedia.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	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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