



15 Mitchley Grove, Sanderstead, Surrey, CR2 9HS

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15  
Mitchley Grove  
Sanderstead  
Surrey CR2 9HS

Guide Price £685,000

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### Description

A beautifully presented 3/4 bedroom, 3/2 reception room semi detached house with 14'5 lounge and 21' family/dining room, cloakroom, ground and first floor bathrooms, 65' westerly aspect garden and DOUBLE GARAGE situated in the heart of the village adjacent Sanderstead park and Waitrose. 20' Space to the side providing potential to extend. EPC Rating C. Council Tax Band E.

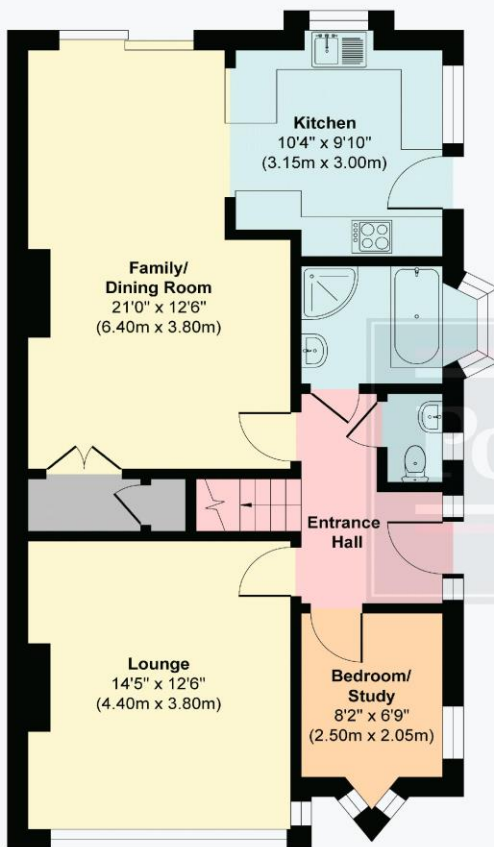
### Accommodation

Entrance porch: Reception Hall: Cloakroom: Lounge with inset electric fire: 21' Family/Dining Room with marble style fireplace and glazed sliding doors opening onto the patio and garden: Study/Fourth Bedroom: Fitted Kitchen with double oven, hob, extractor hood, washing machine, dishwasher and fridge/freezer: Downstairs Bath/Shower Room: Landing: 3 First Floor Bedrooms: Ensuite Bath/Shower Room to bedroom 1 and ensuite WC to bedroom 2: Gas Central Heating (recently fitted boiler): Double Glazing: 18'1x16'3 Double Garage: Own Driveway with ample hardstanding: 65' Westerly Aspect Garden being with sizeable courtyard area behind the garage. Including the garage there is around 20' to the side of the house with potential to extend stpp.

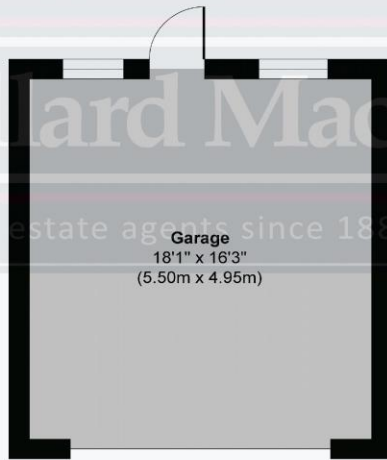
### Location

Mitchley Grove is located off Village Way adjacent to Sanderstead Recreation Park opposite 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.

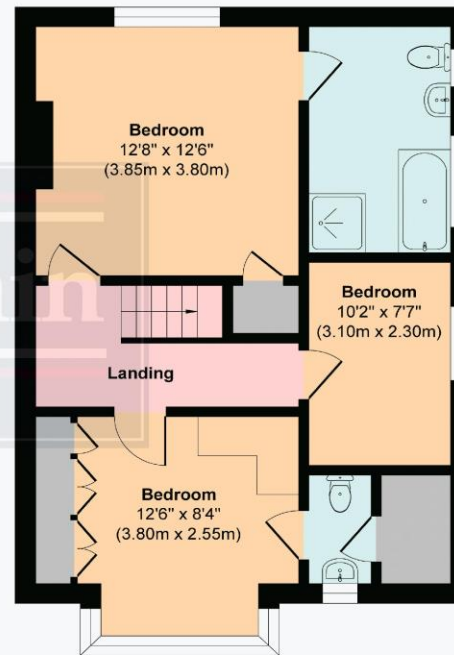




Ground Floor



Garage



First Floor

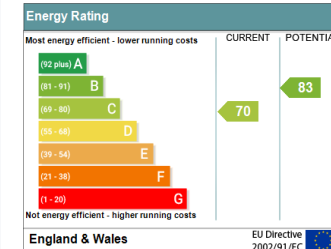


**Mitchley Grove, South Croydon, CR2**  
**Approx. Gross Internal Area 1,329 sq. ft / 123.49 sq. meters**

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](http://www.arnetmedia.uk)

Address: 15 Mitchley Grove, SOUTH CROYDON, CR2 9HS  
RRN: 0360-2708-4480-2424-2171



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](mailto:sales@pollardmachin.co.uk)  
Web: [www.pollardmachin.co.uk](http://www.pollardmachin.co.uk)

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