



Pollard Machin  
FOR SALE  
020 8867 4444

25 Sanderstead Court Avenue, Sanderstead, Surrey, CR2 9AU

**Pollard Machin**  
estate agents since 1885

25

Sanderstead Court Avenue  
Sanderstead  
Surrey CR2 9AU

Offers Over £700,000

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estate agents since 1885

### Description

**\*\*NO ONWARD CHAIN\*\***

A three double bedroom detached house with two reception rooms set on a large plot boasting 1421 square feet internally and conveniently situated close to Sanderstead village with its range of amenities including Waitrose supermarket. EPC Rating D. Council Tax Band F.

### Accommodation

The property comprises;

Entrance hall with downstairs WC, extended triple aspect living room, dining room with front bay window and spacious kitchen/breakfast room. Upstairs consists of two large double bedrooms, further double bedroom and family bathroom. Outside the mature garden measures over 200ft long with shrub and plant borders, for entertaining there is a patio area adjacent to the rear. For a keen gardener there is two sheds, greenhouse and large garage/workshop. The front provides parking for several cars and features a front garden with a pathway leading to the front door.

### Location

Sanderstead Court Avenue is located off the Limpsfield Road being within reach of Sanderstead Village, both Atwood and Gresham schools, Waitrose, tennis, golf and cricket clubs, Kings Wood together with bus services into Croydon, Warlingham and Purley.

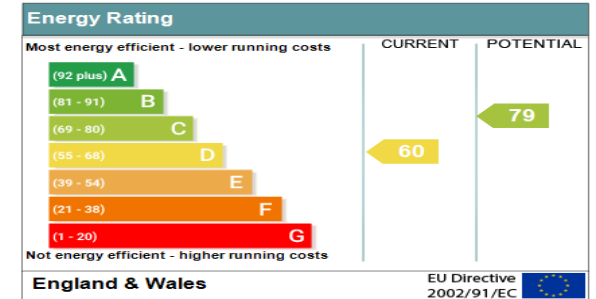




**Ground Floor** **First Floor**  
**Sanderstead Court Avenue, South Croydon, CR2**  
**Approx. Gross Internal Area 1421 sq. ft / 132.00 sq. meters**

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: 25 Sanderstead Court Avenue, SOUTH CROYDON, CR2 9AU  
 RRN: 2290-7678-0222-4404-3043



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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