



9 Southcote Road, Sanderstead, Surrey, CR2 0EQ

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9

Southcote Road  
Sanderstead  
Surrey CR2 0EQ

Guide Price £685,000

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### Description

#### **\*\*VENDOR SUITED\*\***

A well presented three bedroom detached family home boasting (potential to convert to four bed) 1356 square feet internally, offering two reception rooms, mature rear garden and double detached garage to rear. Situated on the popular Southcote Road within close proximity to Ridgeway school. EPC Rating D. Council Tax Band F.

### Accommodation

The property comprises; Porch, entrance hall with downstairs cloakroom, L shaped living with view of garden, dining room and modern fitted kitchen with integral appliances. Upstairs provides two large double bedrooms with fitted wardrobes, further bedroom/study and family bathroom. The south facing mature garden is mainly laid to lawn with several shrub and plant borders, patio area ideal for entertaining and there is a modern summer house (ideal for office/gym) in addition to a double garage, further storage is found on the side lean to of the house with power. The front provides further parking on the driveway and side access to the rear garden.

### Location

Southcote Road is a sought after location being within close proximity to The Ridgeway School, with views towards Croham Hurst woods and being within easy reach of the local parade of shops in Elmfield Way, Sanderstead Station, churches, Croham Hurst and a choice of golf, tennis and cricket clubs together with bus services into Croydon.





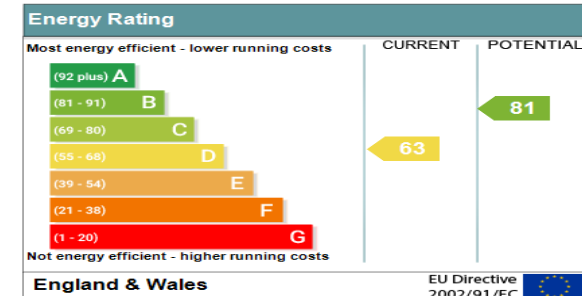
Southcote Road, South Croydon, CR2

Approx. Gross Internal Area 1356 sq ft / 126 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: 9 Southcote Road, SOUTH CROYDON, CR2 0EQ  
RRN: 6390-5480-0222-7425-3043



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.

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**Viewings Strictly by Appointment Only**

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