



20 Copthorne Rise, South Croydon, Surrey, CR2 9NN

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Copthorne Rise
South Croydon
Surrey CR2 9NN

Offers in Excess of £600,000

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Description

****NO ONWARD CHAIN**** A well presented three double bedroom detached bungalow located in a popular residential road in Sanderstead. Designed and constructed by Scandia Hus just over 10 years ago the property is energy-efficient, bespoke and timber framed. EPC Rating C. Council Tax Band E.

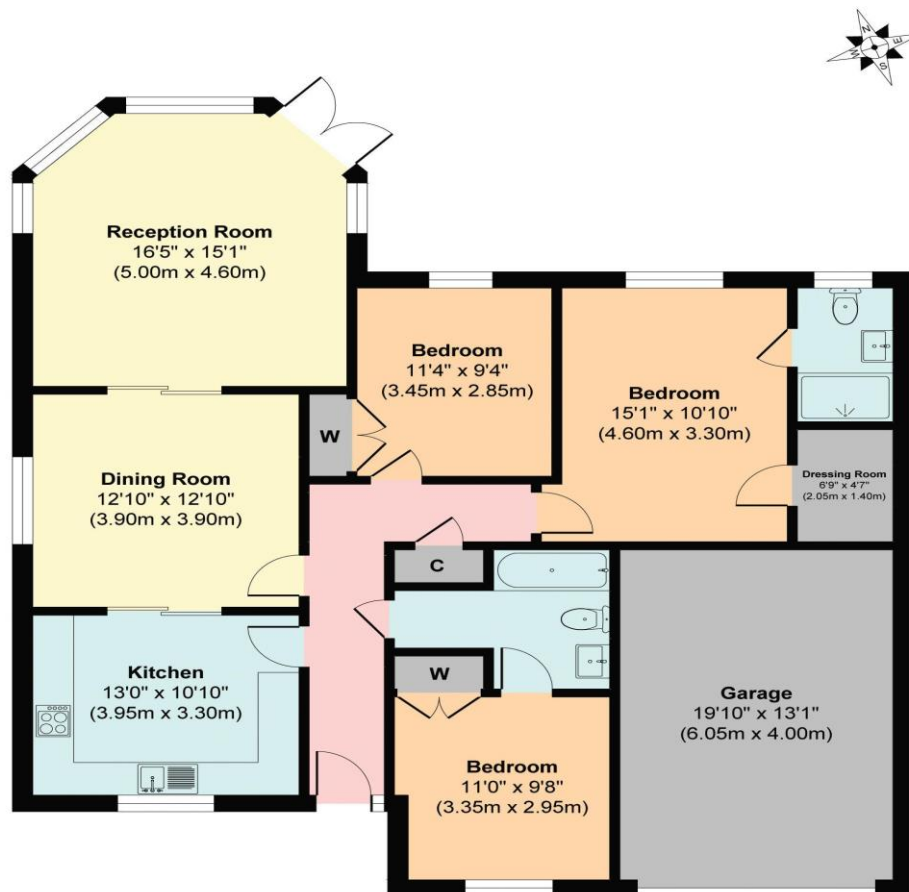
Accommodation

Briefly comprising of two spacious reception rooms, modern integrated kitchen, master bedroom with en-suite and walk in wardrobe, two double bedrooms both with built in wardrobes and a family bathroom. Externally there is a low maintenance wrap round garden, ample block paved driveway parking and garage.

Location

Copthorne Rise is off Mitchley Avenue being within reach of open countryside, Sanderstead Village parade of shops together with Waitrose, a choice of cricket, tennis and golf courses, churches, Atwood, Gresham and Riddlesdown schools together with Riddlesdown station and bus services to Purley, Sanderstead, Selsdon, Warlingham and Croydon.





Copthorne Rise, Sanderstead, CR2
Approx. Gross Internal Area 1,246 sq. ft / 115.73 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 shown.
Plan produced by AR Net Media-www.arnetmedia.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	80 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.

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