



2 Stede Close, South Croydon, Surrey, CR2 9FA

Pollard Machin

estate agents since 1885

2

Stede Close
South Croydon
Surrey CR2 9FA

£1,100,000

Pollard Machin

estate agents since 1885

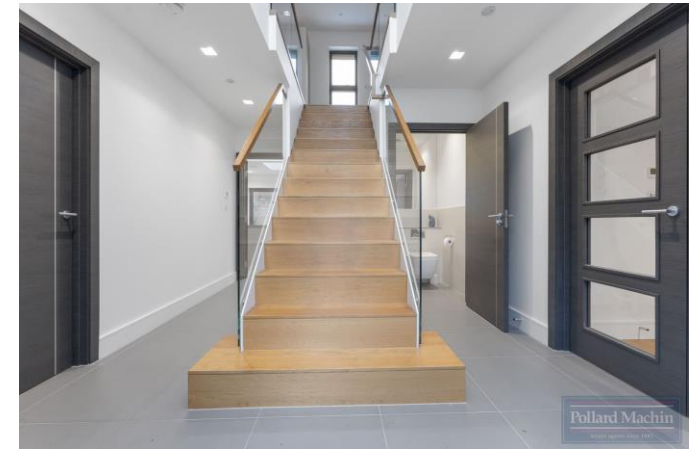
NO ONWARD CHAIN

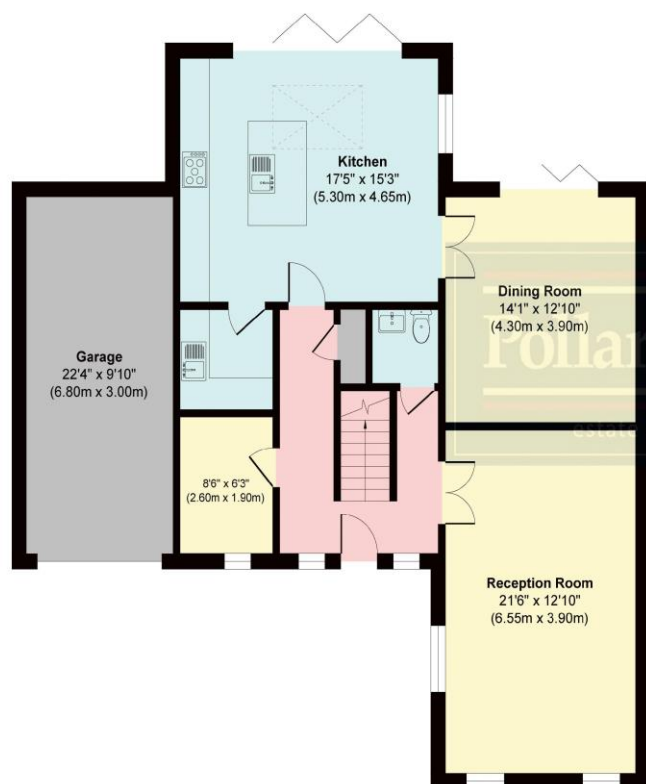
A well presented four double bedroom detached family home boasting 2,097 square feet internally built in 2018 to a high specification. Situated within close proximity to Sanderstead village. EPC Rating B. Council Tax Band G.

The property comprises; Entrance hall with downstairs WC, double aspect living room, study, high specification fully integrated kitchen/breakfast room with centre island and roof lantern, utility room and separate dining room. Upstairs provides a galleried landing with access to all four double bedrooms with fitted wardrobes, four piece family bathroom and en suite shower rooms to two bedrooms.

Specification includes- Underfloor heating running throughout-Bespoke handleless kitchens with Sile Stone worktops, integrated Bosch Appliances throughout including fridge, freezer, washing machine, tumble dryer, coffee machine, two ovens plus combi oven with microwave, dishwasher, induction hob and wine cooler-Contemporary Steel & Oak glass balustrade staircase-Contemporary style bathrooms with heated mirrors-Vicaima bespoke internal door sets throughout-Powder Coated Aluminium windows throughout-Natural oak flooring to main reception areas with carpet to bedrooms-Air source heat pump -Architectural lighting-Engineered timber flooring to the first floor-Integrated music system to Kitchen/Breakfast room, lounge, master bedroom and en-suite-Rako programmable lighting system. The rear garden features a lawn area with plant/shrub borders with sleeper style stairs to patio area ideal for entertaining, while the front offers ample parking for several vehicles on the driveway in addition to the garage.

Stede Close is accessed via Onslow Gardens which is located off Addington Road by All Saints Church positioned near The Gruffy and pond close to the village parade of shops including Waitrose. Local schools, a choice of tennis, cricket, golf clubs and churches are also close by together with King's Wood, Riddlesdown Common and the Recreation Park including bus services, Sanderstead, Purley Oaks and Riddlesdown stations.





Ground Floor

First Floor

Stede Close, South Croydon, CR2
Approx. Gross Internal Area 2,097 sq. ft / 194.84 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.

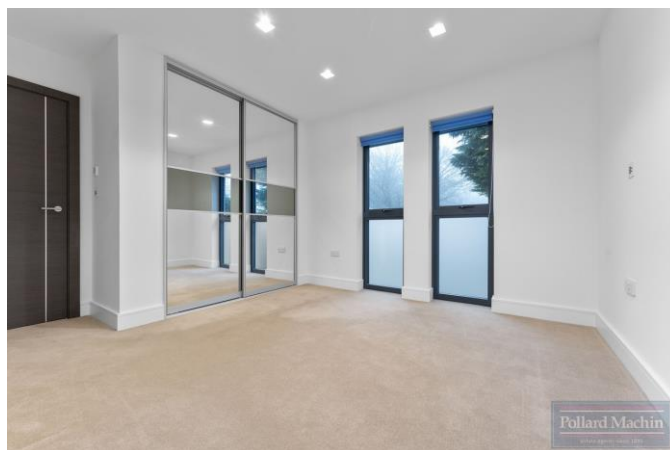
Plan produced by AR Net Media-www.arnetmedia.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	91 B
69-80	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.

Pollard Machin

estate agents since 1885



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
Web: www.pollardmachin.co.uk

Selling exclusive homes throughout Surrey

Pollard Machin

estate agents since 1885

