



10 Hurnford Close, Sanderstead, Surrey, CR2 0AN

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Hurnford Close
Sanderstead
Surrey CR2 0AN

Guide Price £1,000,000

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Description

No Onward Chain

An attractive and beautifully appointed four superior double bedroom detached family home finished to a high standard forming part of a private enclave off Briton Hill Road in the heart of Sanderstead. EPC Rating C. Council Tax Band G.

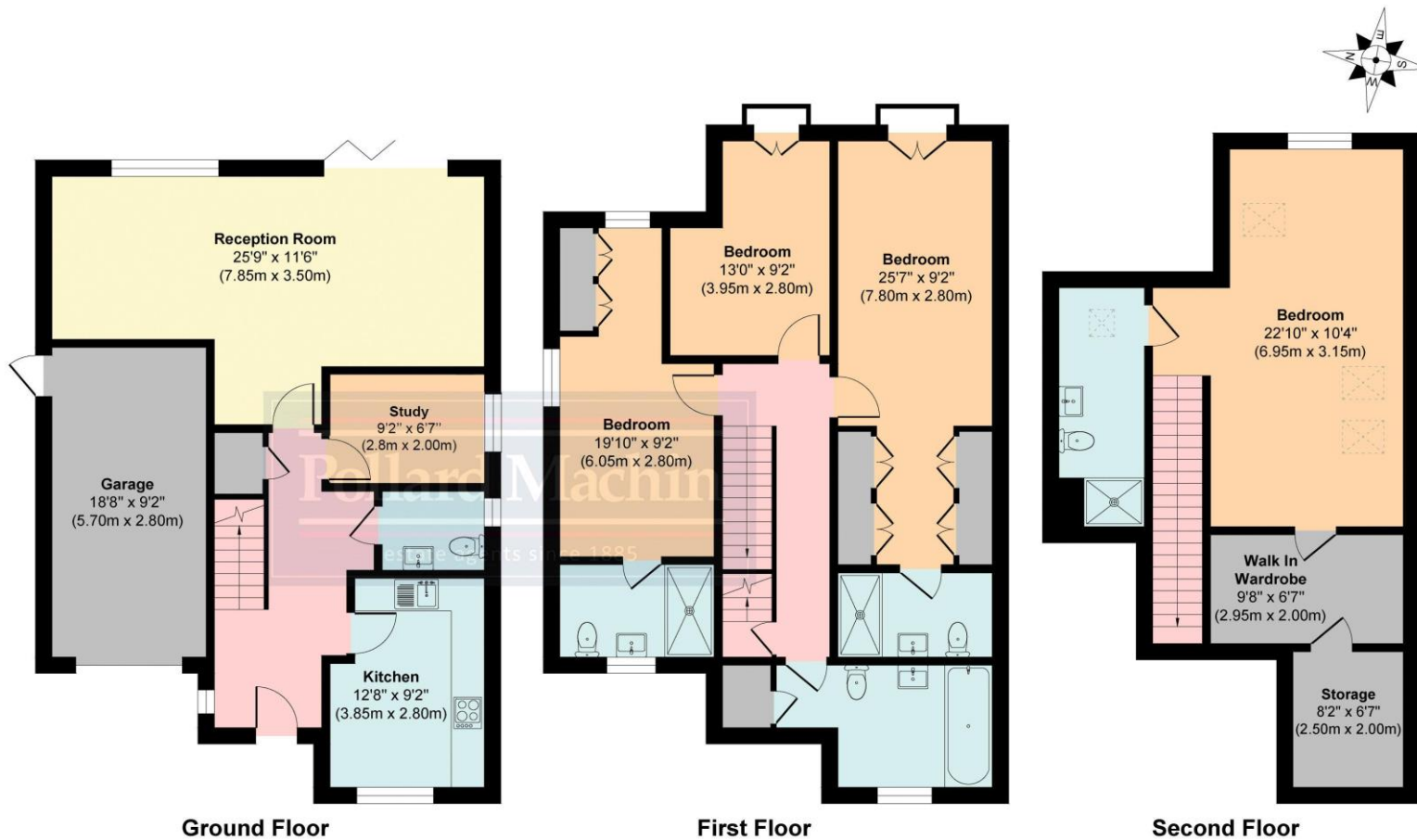
Accommodation

Built in 2012 this property offers spacious, well planned accommodation and comprises; Entrance hall with downstairs WC, Kitchen/Breakfast room with high specification integrated appliances, open plan living room/dining room with bi-fold doors and study. The first floor features Bedroom two with Juliet Balcony, dressing room and en suite shower room, Bedroom three with fitted wardrobes and en suite shower room, Bedroom four with Juliet Balcony and modern family bathroom. The top floor boasts the master bedroom with walk in wardrobe and en suite shower room. The rear garden is mainly laid to lawn with a shrub and plant border and patio area ideal for entertaining. The front features a driveway and garage.

Location

Hurnford Close is an exclusive enclave development of just 11 houses located off Briton Hill Road constructed by Riverdale Developments being within easy reach of Sanderstead village and pond, Gresham, Atwood and The Ridgeway schools, both Sanderstead and Purley Oaks stations, a choice of golf, tennis and cricket clubs together with Waitrose and bus services into Croydon, Purley, Selsdon and Warlingham and both Purley Oaks and Sanderstead stations.



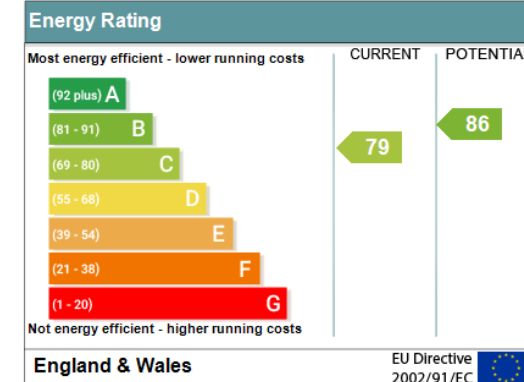


Hurnford Close, South Croydon, CR2
Approx. Gross Internal Area 1829.9sq ft / 170sq meters

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: 10 Hurnford Close, SOUTH CROYDON, CR2 0AN
 RRN: 9646-3047-7207-8815-9204



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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