



217 Limpsfield Road, Sanderstead, Surrey, CR2 9DE

Pollard Machin

estate agents since 1885

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Sanderstead
Surrey
CR2 9DE

Guide Price £450,000

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Description

A well presented and proportioned 3 bedroom terraced house featuring a 17'6x16'6 lounge/dining room, 14'1 master and well appointed family bathroom, cloakroom, fitted wardrobes & gargae. EPC Rating C.

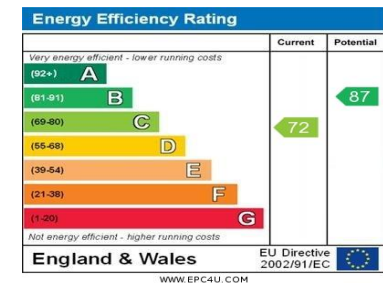
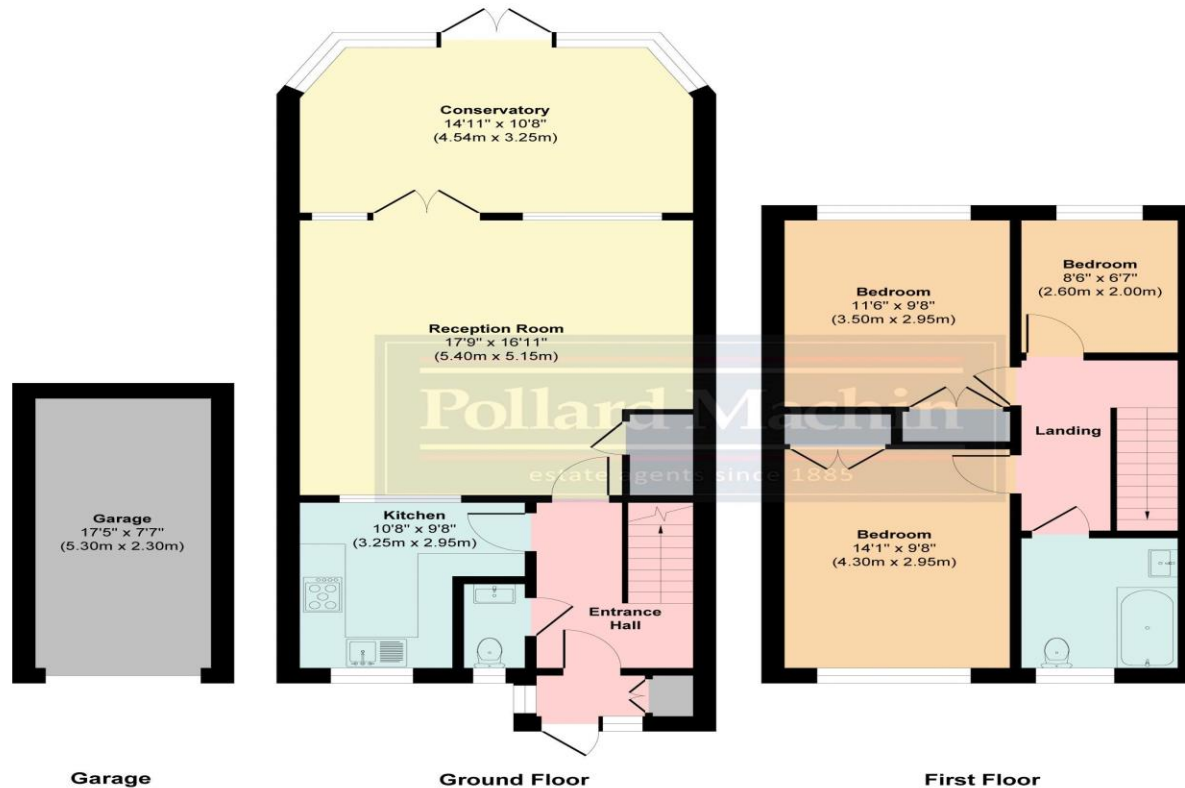
Accommodation

Enclosed Entrance Porch: Reception Hall: Cloakroom: 17'6x16'6 Lounge/Dining with laminate flooring and glazed door opening into 16'5 Conservatory: 10'8 Well Presented Kitchen with built in oven, hob, extractor, dishwasher and space for appliances: 3 Bedrooms incorporating a 14'1 master and 8'5x6'65 third bedroom: Well Appointed Bathroom with l-shaped bath: Rear Garden with patio area with rear access: Gas Central Heating: Double Glazing: Wardrobes: Laminate and carpeted flooring: Garage.

Location

Located along the Limpsfield Road being within reach of a choice of tennis, cricket and golf clubs together with churches, a further choice of schools in both the private and state sectors, bus services to Croydon, Purley, Warlingham and Selsdon, Waitrose and walks in Kings Wood.





Limpsfield Road, South Croydon, CR2
Approx. Gross Internal Area 1119 sq. ft / 104.00 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

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

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

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