



23 Blacksmiths Hill, Sanderstead, Surrey, CR2 9AZ

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Nestled in one of Sanderstead's most sought-after tree lined roads is this exceptional four double bedroom detached family home which offers the perfect blend of modern living, ample space and a peaceful setting. Ideal for families looking to upgrade to their dream home this property boasts generous room sizes and a beautifully maintained garden with summer house. A fantastic opportunity not to be missed! EPC Rating C. Council Tax Band G.

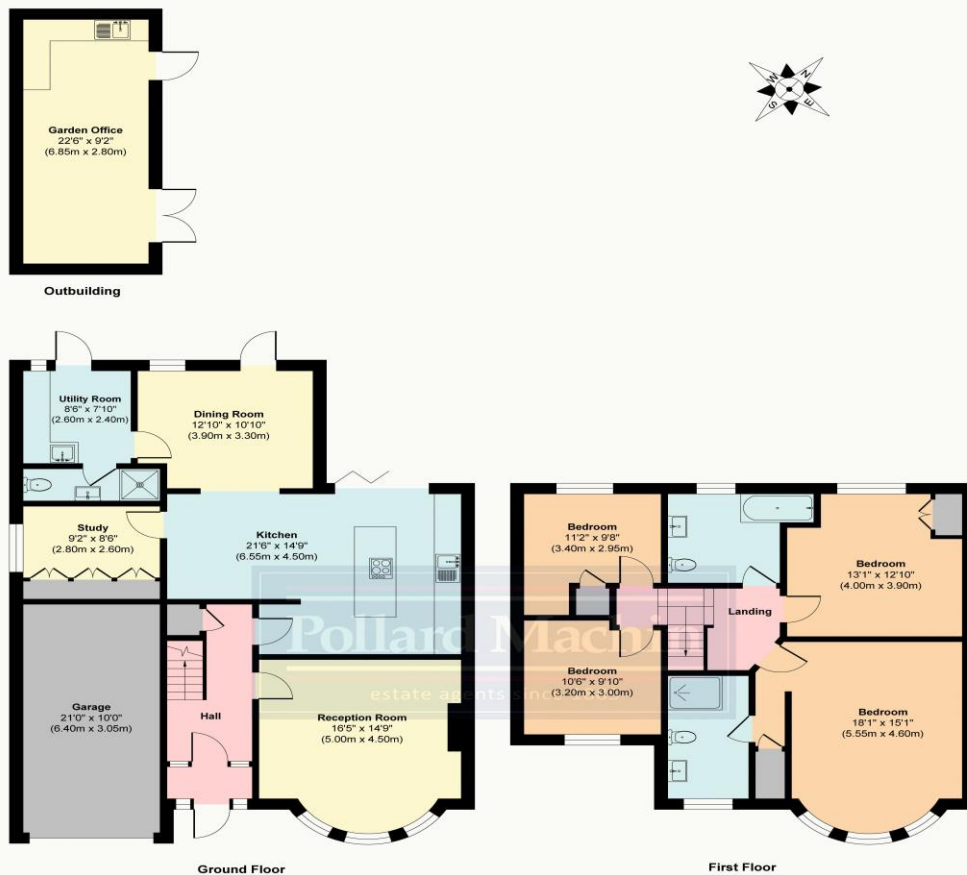
Stepping inside, you'll be immediately impressed by the well-proportioned rooms and the light-filled interior. The property is ideal for family living, with four spacious double bedrooms. The master bedroom comes with its own en suite shower room, featuring contemporary fixtures and fittings, offering a private retreat at the end of the day. The family bathroom is beautifully designed, offering a bathtub and shower, along with modern finishes and ample space for all the family's needs.

The heart of the home is the newly renovated kitchen/breakfast room with bifold doors to the rear. This stunning brand-new space is equipped with a centre island, providing plenty of prep space for cooking enthusiasts along with top-of-the-line appliances and sleek cabinetry. The kitchen flows seamlessly into the adjacent dining area and is perfect for entertaining guests or enjoying family meals. There is also a well-equipped utility room with downstairs WC/shower room. Further downstairs living includes the cosy front room with wood burning stove and enjoys natural light via the large bay window, a separate study provides an ideal space for home working or as a peaceful sanctuary away from the hustle and bustle.

Outside, the property truly shines. The good-sized garden provides a wonderful outdoor space for children to play, to entertain guests or simply relax in a tranquil environment. The summer house in the garden is an added bonus with kitchen area, it could serve as a perfect space for a home office, gym or even a guest retreat. The front provides ample parking for several vehicles on the driveway in addition to the garage and there is a further lawn area with hedge borders.

Located on the desirable Blacksmiths Hill, this property is within walking distance to Sanderstead village with its local shops, restaurants and excellent transport links. Sanderstead Station is nearby, offering direct trains into central London, making this an ideal location for commuters. The area is renowned for its excellent local schools, making it a fantastic choice for families.



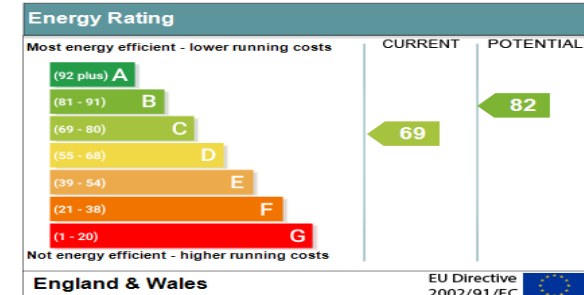


Blacksmiths Hill, South Croydon, CR2
Approx. Gross Internal Area 1851sq ft / 172sq meters (excludes garage)

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.

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Address: 23 Blacksmiths Hill, SOUTH CROYDON, CR2 9AZ
RRN: 5835-9025-2500-0870-1276



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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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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