



21 Hazelwood Grove, Sanderstead, Surrey, CR2 9DW

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Hazelwood Grove
Sanderstead
Surrey CR2 9DW

Guide Price £525,000

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Description

NO ONWARD CHAIN

A three double bedroom semi detached family home boasting just over 1000 square feet internally situated close to Sanderstead village and amenities. EPC Rating C. Council Tax Band D.

Accommodation

The property briefly comprises; Entrance hall with downstairs WC, lounge/dining room, conservatory and modern kitchen. Upstairs provides three double bedrooms and family bathroom. The rear is mainly laid to lawn with a patio area ideal for entertaining, there is also a detached studio ideal for an office or gym (currently utilised as a bedroom). The front allows parking for two vehicles.

Location

Hazelwood Grove leads off Hillsmead Way which in turn is located off Limpsfield Road being within reach of the local parade of shops in Sanderstead Village, Waitrose, both Atwood and Gresham schools together with a choice of cricket, tennis and golf clubs, bus services to Croydon, Warlingham, Purley and Selsdon, churches and walks in Kings Wood.



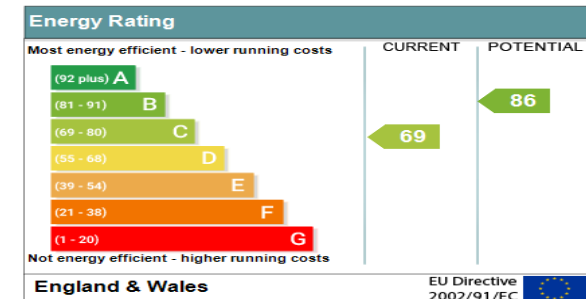


Hazelwood Grove, South Croydon, CR2
Approx. Gross Internal Area 1001sq ft / 93sq meters

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.

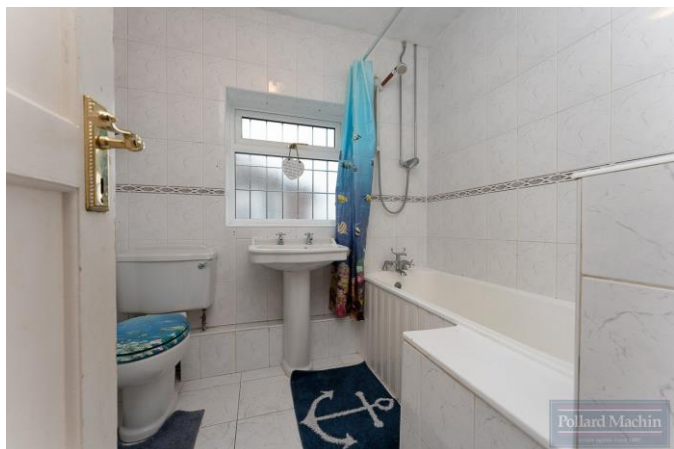
Plan produced by AR Net Media-www.arnetmedia.uk

Address: 21 Hazelwood Grove, SOUTH CROYDON, CR2 9DW
RRN: 9776-3046-8202-8395-7204



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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