



13 Doble Court , Addington Road, Sanderstead, Surrey, CR2 8RN

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Addington Road
Sanderstead
Surrey CR2 8RN

Offers in Excess of £450,000

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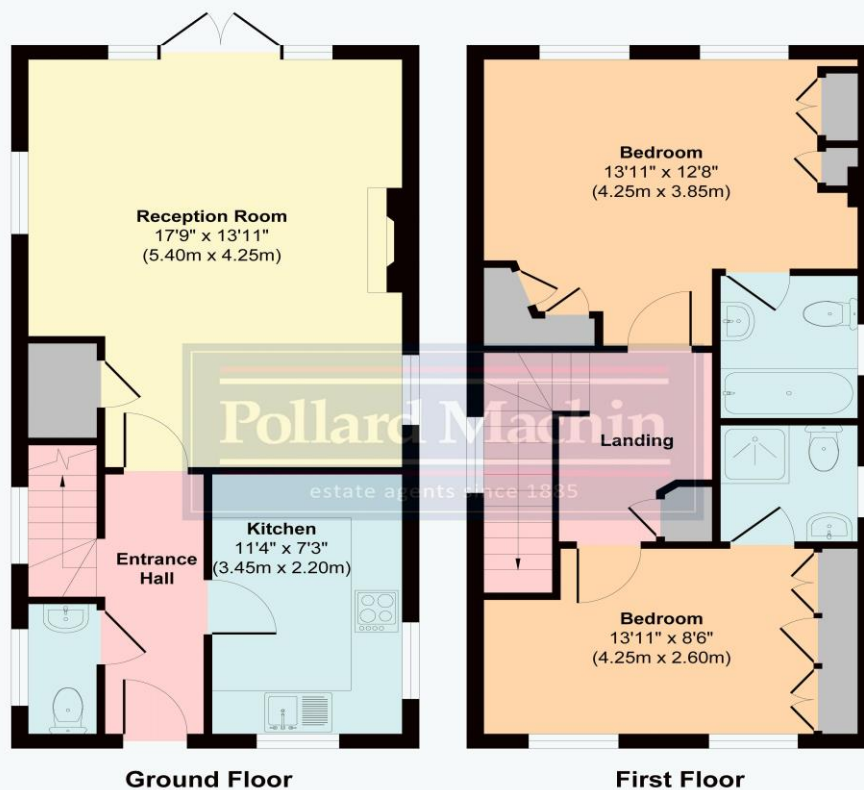
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A Unique Gated Detached Home with Character & Charm – No Onward Chain Rarely available and full of character, this beautifully presented linked detached gatehouse forms part of the exclusive Doble Court development – a private setting accessed via a gravelled driveway, originally forming part of a Grade II listed clubhouse sympathetically redeveloped in the 1990s. EPC Rating D. Council Tax Band E.

Offering 828 sq ft. of thoughtfully arranged living space, this two double bedroom home enjoys a fantastic southerly aspect garden, garage and private parking – all just moments from the green open spaces of Sanderstead village. Property Highlights: Welcoming entrance hall with downstairs WC. Bright and spacious reception room (17'9" x 13'11") with triple aspect, feature fireplace, understairs storage and double doors to garden. Modern and well-equipped fitted kitchen (11'4" x 7'3") with integrated appliances. Upstairs landing with airing cupboard and decorative balustrade. Generous main bedroom (13'11" x 12'8") with fitted wardrobes and en-suite bathroom. Second double bedroom (13'11" x 8'6") also with fitted storage and en-suite shower room. Southerly-facing garden (approx. 31' x 20') with patio area, timber store, and side access. Garage with electric door plus additional guest parking. Gas central heating and newly double-glazed sash windows throughout. Offered with no onward chain and share of freehold.

Location: Doble Court is a gated development off Addington Road, ideally located for Sanderstead Village, local amenities including Waitrose, and the charming Gruffy green and duck pond. Excellent transport links via local bus routes to Croydon, Selsdon, Warlingham and Purley, as well as close proximity to popular golf, tennis, bowls, and cricket clubs.

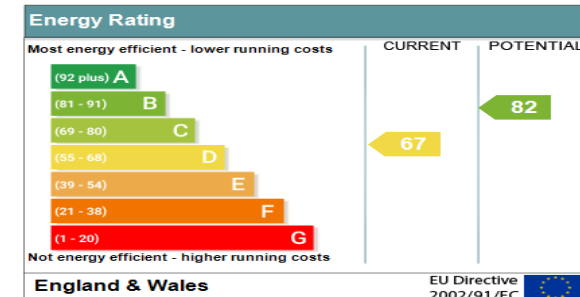




Doble Court, Addington Road, South Croydon, CR2
Approx. Gross Internal Area 828.8sq ft / 77sq meters

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: The Gate House, 13 Doble Court, Addington Road, SOUTH...
RRN: 9822-3051-2206-6525-7204



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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