



40 Sanderstead Court Avenue, Sanderstead, Surrey, CR2 9AG

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FOR SALE

40

Sanderstead Court Avenue
Sanderstead
Surrey CR2 9AG

Guide Price £675,000

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****NO ONWARD CHAIN****

Pollard Machin are pleased to present this spacious three-bedroom semi-detached chalet bungalow featuring a large garage and driveway. conveniently located within close proximity to Sanderstead village. EPC Rating D. Council Tax Band E.

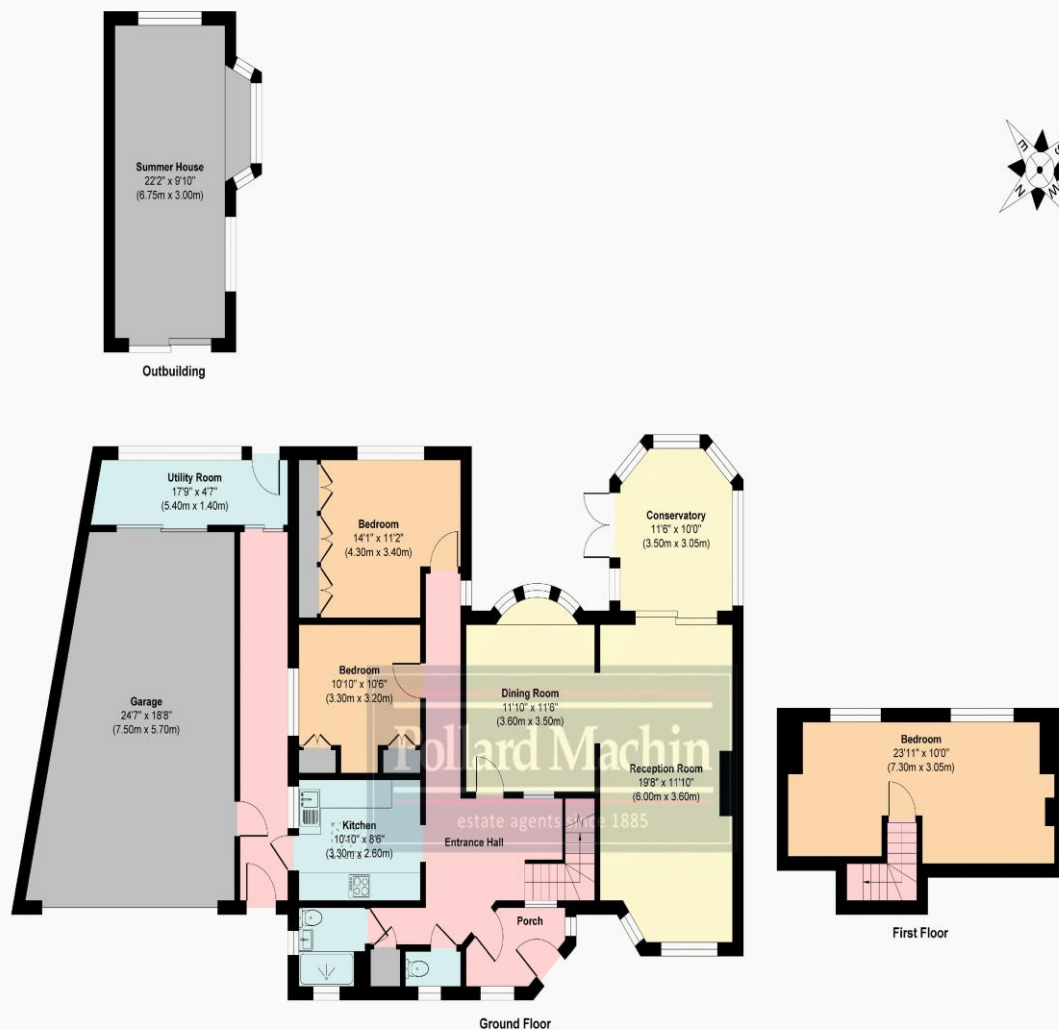
This spacious home boasts a versatile layout, perfect for modern family living. From the moment you step into the entrance hall, you're drawn towards the bright and airy reception room which seamlessly flows into a beautiful conservatory overlooking the garden – the ideal spot to enjoy morning coffee or unwind at the end of the day. The separate dining room provides an elegant space for entertaining, while the well-planned kitchen and generous utility room offer excellent practicality.

Two comfortable bedrooms are found on the ground floor, together with a family bathroom, while upstairs you'll discover a further spacious guest bedroom – perfect for visiting family, a home office, or a quiet retreat.

Outside, the property continues to impress with a large garage providing secure parking and storage, along with a versatile summer house/outbuilding – a fantastic bonus that could serve as a home gym, studio, or hobby room. The rear garden offers plenty of potential for landscaping and personalisation, creating a wonderful setting for outdoor living.

Sanderstead Court Avenue is well located for a range of local amenities, highly regarded schools, and excellent transport links, making this property ideal for both families and downsizers alike.



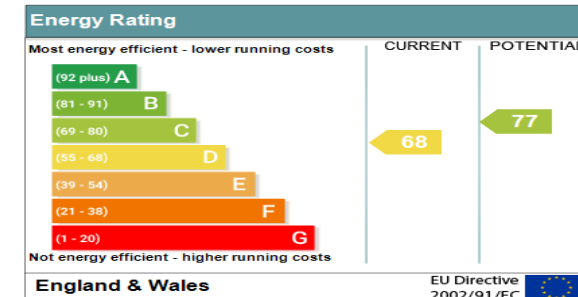


Sanderstead Court Avenue, South Croydon, CR2
Approx. Gross Internal Area 1249sq ft / 116sq meters (Excluding Garage & Outbuilding)

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: 40 Sanderstead Court Avenue, SOUTH CROYDON, CR2 9AG
RRN: 9560-3054-4201-9055-7204



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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