



11 Sandhurst Way, South Croydon, Surrey, CR2 0AH

Pollard Machin

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Surrey CR2 0AH

£1,150,000

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Description

Spacious 5-Bedroom Detached Family Home nestled in a sought-after residential location, this impressive five-bedroom detached family home offers over 2,400 sq. ft. of versatile living space. Designed with modern family living in mind, the property boasts a seamless flow between generous reception areas, practical family spaces and comfortable bedrooms making it ideal for both entertaining and everyday life. Council Tax Band G. EPC Rating C.

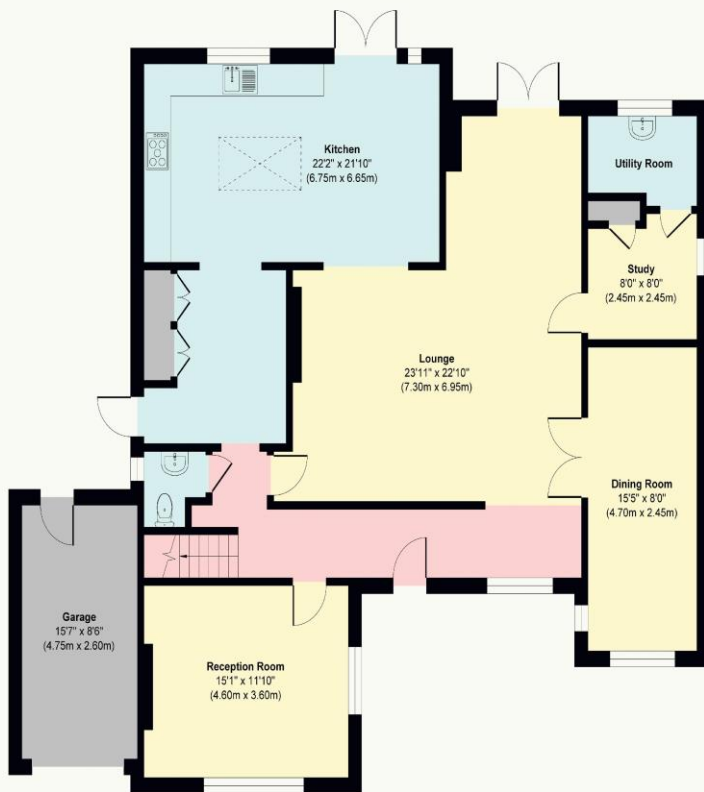
Accommodation

Ground Floor Upon entering, you are welcomed by a bright hallway leading to a variety of well-proportioned rooms. The expansive 23'11 x 22'10 lounge forms the heart of the home, with double doors opening onto the garden creating the perfect spot for relaxation and family gatherings. A stylish kitchen/breakfast room (22'2 x 21'10) offers ample space, modern fittings and direct garden access. Further ground floor accommodation includes a separate dining room, a study/home office and an additional reception room ideal for use as a playroom, snug or formal sitting room. Practical features include a utility room, downstairs cloakroom and direct access to the integral garage. **First Floor** Upstairs you will find five well-presented bedrooms. The primary bedroom (14'7 x 11'10) is generously sized and complemented by fitted wardrobes. Four further bedrooms each with ample natural light provide flexible options for family members or guests. The family bathroom is modern and well-equipped with additional WC facilities available. **Outside** The property benefits from a private garden accessible from both the lounge and kitchen, offering excellent outdoor entertaining potential. To the front there is driveway parking and access to the garage.

Location

Sandhurst Way is a highly regarded residential road in South Croydon, within easy reach of reputable local schools, transport links, and a range of amenities. Excellent rail connections provide swift access to central London, making this home ideal for commuters and families alike.





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Approx. Gross Internal Area 2,437 sq. ft / 226.38 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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